



**PRELIMINARY BOARD OF EQUALIZATION
AGENDA
CITY COMMISSION
APRIL 7, 2026
ED “BOSH” FROELICH MEETING ROOM
MANDAN CITY HALL
7:00 PM
WWW.CITYOFMANDAN.COM**

The public may access the LIVE meeting at:

Watch & Listen

Government Access (Midcontinent) cable channels 2 &
602 HD Streaming LIVE at: tinyURL.com/FreeTV-602 and
on Roku or Apple TV

Listen

Radio Access 102.5 FM
RadioAccess.org

Web: <https://us02web.zoom.us/j/87663095282>

The City of Mandan is encouraging citizens to provide their comments for agenda items via email to info@cityofmandan.com. Please provide your comments before Noon on the day of the meeting. Include the agenda item number your comment references. Comments will be forwarded to the Commissioners and appropriate departments.

A. ROLL CALL

1. Roll call of all City Commissioners

B. CITY BOARD OF EQUALIZATION SUMMARY

1. Presentation of the City Board of Equalization documentation by the Mandan City Assessor.
2. Consider Approval of 2026 Annual Report

C. OPEN FORUM

1. The public is invited to express any questions, comments or concerns regarding the annual report and 2026 property valuations at this time.

D. NEW BUSINESS

1. Recommendations for Appeals Submitted to City Board of Equalization.

E. ADJOURN

Departmental planning meeting will be held the Monday prior to the Commission meeting, all Commissioners are invited, noon, Veterans’ Conference Room. Please notify the city

Preliminary Board of Equalization Agenda
Mandan City Commission
April 7, 2026
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administrator by 8:30 a.m. that Monday if you plan on attending. If more than two commissioners plan on attending, proper public notice must be given.



City of Mandan

City Board of Equalization

April 7, 2026 7:00 PM

2026 Annual Report

- Summary of Valuations
- Summary of 2025 assessment department activities.
- Any changes in value that the Local, County or State Boards of Equalization may make will be reflected in the final valuation.

Assessment Procedures

- North Dakota Century Code requires assessors to value or appraise property at true and full value as of February 1, 2026.
- The ND State Board of Equalization requires that overall we must value property within 90-100% of true and full value.
- With the increases we have made we are at approximately:
 - 92.9% for commercial properties
 - 92.8% for residential properties

Assessment Procedures

- Guidance provided by:
 - North Dakota Century Code
 - North Dakota Tax Commissioner's Office
 - Recognized standards of mass appraisal of real property.

Assessment Procedures

- Three approaches to valuing real property:
 - Sales approach uses sales of similar properties to determine value. The sales approach is widely used for residential and commercial properties.
 - Cost approach is land value and the depreciated cost of improvements.
 - Income approach estimates present value of future benefits.

Total Parcel Count 9,507

- Residential = 7,051
- Commercial = 1,142
- Vacant Lots = 1,301
- Ag Land = 13

Property Class

Breakdown of Appraised Value

- Residential = 62%
- Commercial and Vacant Lots = 26%
- Exempt = 12%
- Ag Land = < 1%

2026 Sales Ratio Report

OFFICE OF STATE TAX COMMISSIONER				
STATE OF NORTH DAKOTA				
T & F VALUE/SALES RATIO ADJUSTMENT WORKSHEET				
COUNTY/CITY: Mandan 2026				3,257,026,700
	Commercial		RESIDENTIAL	
	Prior Year 2025	Current Year 2026	Prior Year 2025	Current Year 2026
TRUE AND FULL VALUE	907,631,100	980,040,400	2,138,419,300	2,276,701,400
VACANT LOT VALUE	0	0		
1 TRUE AND FULL VALUE MINUS VACANT LOT VALUE	907,631,100	980,040,400		
SUPPLEMENTARY ABSTRACT				
INCREASES		19,130,900		33,915,800
DECREASES	12,470,500		2,488,300	
VAC LOT INCREASES				
VAC LOT DECREASES	0			
2 INCREASES MINUS VACANT LOTS	0	19,130,900		33,915,800
3 DECREASES MINUS VACANT LOTS	12,470,500			
4 ADJUSTED T&F VALUES				
	895,160,600	960,909,500	2,135,931,000	2,242,785,600
5 INDICATED T & F/SALES RATIO %	86.6%		88.4%	

2026 Sales Ratio Report

6 INDICATED MARKET VALUE				
	1,034,150,416		2,416,758,316	
7 CURRENT T & F/MARKET VALUE RATIO %				
		92.9%		92.8%
8 MKT VALUE MINUS Current T & F				
		73,240,916		173,972,716
9 INDICATED CHANGE NEEDED TO REACH 100% VALUE				
		8%		8%

Total Valuation Increase

The 2026 total valuation is \$3,256,741,800

This is an increase of \$210,691,400 or 6.9% from the 2025 valuation

- New construction contributed \$36,056,500 consisting of:
 - Residential = \$23,350,600
 - Commercial = \$12,705,900

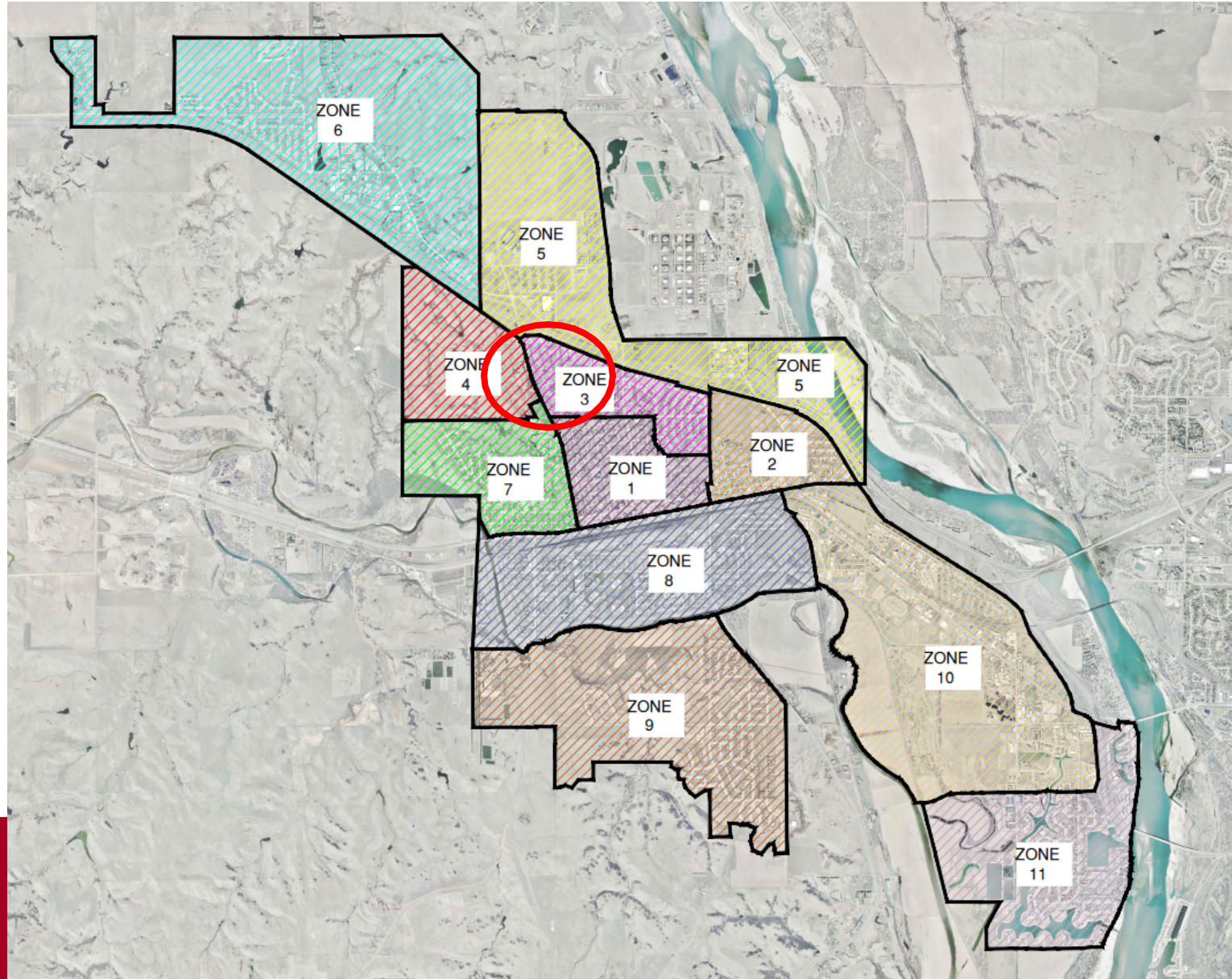
Residential Review

- 249 sales took place in 2025. (244 sales in 2024)
- The 2025 sales were used for determining the 2026 valuation
- Overall residential valuation increased \$138,282,100 or 6.5%
 - New construction, remodel, exemption expired, zone review, annexation
 - Average market increase 5% (some may be lower or higher)

Residential Review

- Reviewed residential lot values
- Areas reviewed as part of our normal review rotation:
 - Zone 3 (portion from 4th Ave NW to 6th Ave NW and Division St to Interstate)
 - Zone 4

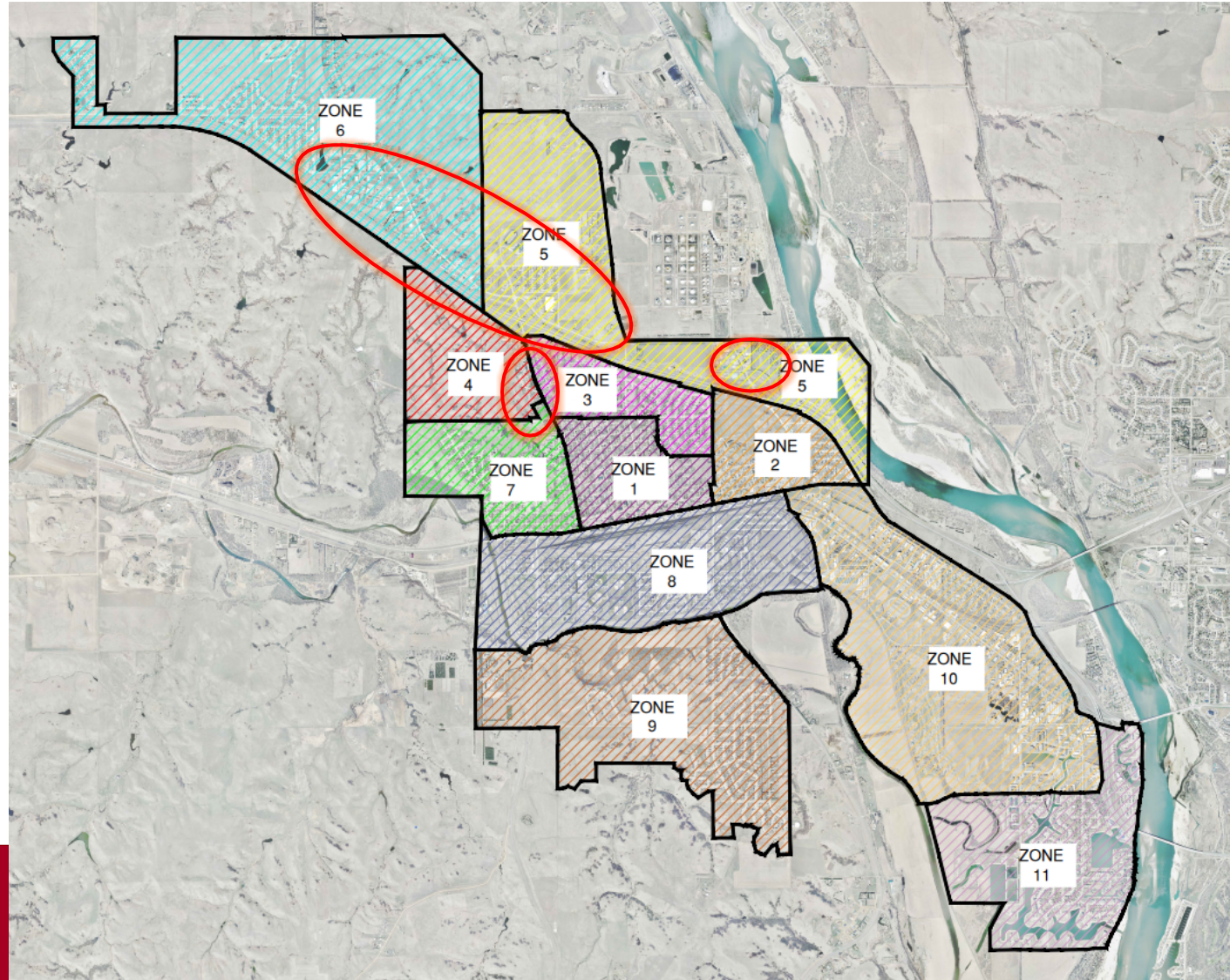
Residential Review



Commercial Review

- 32 sales took place in 2025 (45 sales in 2023 & 2024)
- The 2025 sales were used to determine the 2026 valuation.
- Overall commercial increased \$72,409,300 or 8%
 - New construction, remodel, exemption expired, zone review, annexation
 - Average market increase 7.3% (some may be lower or higher)
- Areas reviewed as part of our normal rotation:
 - Zone 4, 5 & part of 6

Commercial Review



Notices of Real Estate Assessment



- During the 2025 legislative session, [North Dakota Century Code 57-02-53 \(1\)](#) was updated and requires written notice of the amount of the true and full value of each parcel of taxable property for the current and previous year, including improvements, which have been assessed by the assessor to be delivered to every property owner
- In previous years, a Notice of Increase in Real Estate Assessment was only sent to those properties with an increase of \$3,000 or more and 10% or more from the amount of previous year's full and true value.

Notices



- **2025 -- 743 Notices of Increase were mailed**
- **2026 -- Notices of Real Estate Assessments**
 - More than one parcel are on some of the notices
 - 7,298 property owners were noticed
 - Public notified of the Notice changes:
 - March 2, 2026 Mandan Messenger
 - March 3, 2026 Assessor Markley shared info during announcements at City Commission
 - March 9, 2026 Posted announcement on City Website
 - March 16, 2026 Posted notice on Facebook page
 - March 20, 2026 Bulk email sent

Non-Discretionary Exemptions

(Are required by law NDCC 57-02)

- Public Hospitals/Nursing Homes
- Cemeteries
- Centrally Assessed Properties (NDCC 57-05, 57-06)
- Public Schools
- City/County/State owned property (If properties are leased they may be taxed).
- Non-Profit Organizations/Clubs
- Blind Exemption
- Wheelchair Exemption
- Churches

Discretionary Exemptions

(These are at the discretion of the local governing body/presented before the commission/offered to the public NDCC 57-02 & 40-63)

- 18 = 1 Year Residential New Construction (75K)
- 10 = Renaissance Zone/TIF
- 3 = Commercial Remodel Exemption
- 2 = Residential Remodel Exemption
- 1 = New & Expanding Business Exemption
- 1 = Payments In Lieu Of Taxes
- 35 = Total Discretionary Exemptions

Percentage Allocation by Exemption Type

Non-Discretionary

- \$128,859,500 = **3.5% of total value** (require yearly applications)
 - Blind Exemption
 - Wheelchair Exemption
 - Non-Profits/Clubs/Church

Non-Discretionary

- \$282,785,000 = **7.6% of total value**
 - Political Subdivisions/Centrally Assessed

Discretionary

- \$23,863,700 = **<1% of total value**
 - 1 Year New Home Exemption (75k)
 - Renaissance/TIF/Commercial Remodel Exemption
 - New & Expanding Business Exemption
 - Payments In Lieu Of Taxes Exemption

State Reimbursed Credits

- Homestead Property Tax Credit
 - 65 years of age or older, or individuals who are permanently and totally disabled.
 - Income minus any out-of-pocket medical expenses is \$70,000 or less. (Expanded in 2023 legislative session).
 - 695 applications in 2025
 - 518 applications processed as of March 30, 2026
- Disabled Veterans Property Tax Credit
 - Enacted in 2009 by the North Dakota State Legislature.
 - Veterans with disability of 50% or greater.
 - 220 participants in 2025
 - 178 applications processed as of March 30, 2026

State Reimbursed Credits

- 2025 Primary Residence Credits
- To be eligible for the credit, you must own a home (house, mobile home, town home, duplex, or condo) in North Dakota, and reside in it as your primary residence
 - 4,887 properties received the Primary Resident Credit
 - Total amount of Credit \$7,557,236.70 in 2025 (\$1,600)
 - Total amount of Credits \$2,348,630.72 in 2024 (\$500)
 - The 2025 credits will be paid to Morton County by May 31, 2026
 - The County Auditor shall apportion and distribute within 14 days

Questions

Property owners with valuation questions

- Sign-in sheet
- E-mail
- Warranted adjustments will be submitted to the County for consideration at the Morton County Board of Equalization on June 4, 2026 at 6:00pm.

The City Assessing Department respectfully recommends:

- Approve assessment roll as submitted.
- Approve recommended adjustments to assessment roll after appeals to assessment roll.

Respectfully Submitted,
Kimberly Markley
City Assessor
City of Mandan

Kimberly Markley, City Assessor
Brenda Johnson, Senior Real Property Appraiser
Jonathan Fleischer, Senior Real Property Appraiser
Abby Varner, Real Property Appraiser Tech

For more information
Contact the City Assessing Department at
701-667-3232
assessing@cityofmandan.com

www.cityofmandan.com



City Commission

Agenda Documentation

MEETING DATE: April 7, 2026
PREPARATION DATE: March 27, 2026
SUBMITTING DEPARTMENT: Assessing
DEPARTMENT DIRECTOR: Kimberly Markley
PRESENTER: Kimberly Markley, City Assessor
SUBJECT: 2026 Annual Report and Appeals

STATEMENT/PURPOSE:

To consider approval of the 2026 annual report and appeals to the City of Mandan Board of Equalization.

BACKGROUND/ALTERNATIVES:

We reminded appellants that they have the option to submit their appeals via email and mail. I have provided the emails from appellants, and information we shared with the appellants. I have provided a spreadsheet with all the appeals listed and my recommendations.

ATTACHMENTS:

1. 2026 Appeal List
2. 1. BELDEN 65-3911000 PROPERTY RECORD CARD
3. 2. PTB PROPERTIES LLC 65-1137000 PROPERTY CARD
4. 3. LAUER 65-3772860 3024 BAYSIDE PROPERTY RECORD CARD
5. 3. Lauer Comparables 3024 Bayside
6. 4. EMAILS KAPPEL REDACTED
7. 4. 1712 14 Ave SE Property Card
8. 4. Kappel DEED 14 AVE SE 520888_Images
9. 4.Kappel DEED OUTLOTS 527777_Images
10. 4. Kappel Sale Comps
11. 5. WILLOUGHBY PROPERTY CARD 65-6105925
12. 5. Willoughby 65-6105925 SALES
13. 6. PLETAN Property Record Card
14. 6. MEMORIAL HWY SALES
15. 6. Pletan Auto Dealer Sales
16. 6. Metal building sales
17. 7. WOODBURY 704 7TH ST NW PROPERTY CARD

18. 8. HALVORSON property card 1308 1 st ne
19. 8. Halverson Sales Comps 1308 1 St NE
20. 9. Rhodes Email Appeal of Property Appraisal _Redacted
21. 9. RHODES 65-3466000 Property Card
22. 9. Rhodes 65-3466000 Sales Comparables
23. 10. Walker Appeal Letter for Real Estate Assessment--3613 Bay Place SE
24. 10. WALKER PROPERTY CARD 3613 BAY PL SE
25. 10. Walker Sales Comps 3613 Bay PI SE
26. 11. PRAIRIE VIEW Property Record Card
27. 11. PRAIRIE VIEW PROPERTY MAP
28. 12. TC DRIVE LLC PROPERTY CARD
29. 12. TC DRIVE Drive LLC Sales comparables - mini storage
30. 12. TC Drive LLC Metal building sales
31. 12. Email TC Drive_Redacted
32. 13. BOYCE 65-6126190 PROPERTY CARD
33. 14. OWENS PROPERTY CARD 4200 21 ST 108
34. 15. WISE 1004 Division St comps updated 3-25-26
35. 15. WISE PROPERTY CARD 1004 DIVISION ST NE
36. 16. PROPERTY CARD FRIEDT INC
37. 17. PROPERTY RECORD CARD BILL BARTH FORD LEASE
38. 16-17 BNSF Railroad lease terminations
39. 18 - 21 CASCADES EMAIL REDACTED
40. 18-21 CASCADE PARCEL CHANGES
41. 18. CASCADES TOWN II Sales Comparables SENT
42. 18. CASCADES 65-6117125 PROPERTY RECORD CARD
43. 19. CASCADES 65-6117325 PROPERTY RECORD CARD
44. 20. CASCADES 65-6117525 PROPERTY RECORD CARD
45. 21. CASCADES 65-6116925 PROPERTY RECORD CARD
46. 19-21 CASCADES TOWN II TOWNHOUSE RENT
47. 22. Fergel Sales Comparables
48. 22. Fergel Property Record Card
49. 23. MVP US HOLDINGS CORP Property Record Card
50. 23. 65-6107300 - Packet From tax rep MVP US HOLDINGS CORP
51. 23. MVP US HOLDINGS CORP Email- 2_Redacted
52. 23. MVP US HOLDINGS CORP VALUE CALCULATION
53. 24 - 118 EMAIL TO TRX REDACTED
54. 24-118 TRX Exhibit B_K4 - ORd 1454 PUD Amendment Shores at Lakewood
55. 24-118 TRX Shores at Lakewood - Phase 2 Assessment Review Submission
56. 119. 2026 LEINGANG PLAZA LLC PUBLIC PRC

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

N/A

RECOMMENDATION:

Motion #1 Approval of Assessment Rolls: I recommend a motion to approve the 2026 Annual Report as submitted by City Assessor Markley.

Motion #2 Approval of Recommendations for Appeals after Open Forum:
I recommend a motion to approve the recommendations for the appeals as submitted by City Assessor Markley.

SUGGESTED MOTION:

SUGGESTED MOTION:

Motion # 1 Approval of 2025 Assessment Rolls:

I move to approve the 2026 Annual Report as submitted by City Assessor Markley.

Motion #2 Approval of Recommendations for Appeals after Open Forum:

I move to approve the recommendations for the appeals as submitted by City Assessor Markley.

No	Parcel	Name	Address
1	65-3911000	BELDEN/DALE E & RENEE	1404 9 AVE SE
2	65-1137000	PTB PROPERTIES LLC	3 ST NW
3	65-3772860	LYNETTE LAUER	3024 BAYSIDE DR SE
4	65-1059150	KAPPEL/BENJAMIN & DANIELLE	1712 14TH AVE SE
5	65-6105925	WILLOUGHBY/SHIRLEY	1500 Canyon Rd SW
6	65-6115310	PLETAN PROPERTIES LLC	1400 ACTION DR SE
7	65-3527000	WOODBURY/ZACHARY	704 7TH ST NW
8	65-1370000	HALVORSON/CAROLYN	1308 1ST ST NE
9	65-3466000	RHODES/SARAH	803 1ST AVE NE
10	65-1811548	WALKER/GRANT L	3613 BAY PL SE
11	65-1068700	RANDY RHONE-PRAIRIE VIEW PROPERTIES LLP	2313 MEMORIAL HWY SE
12	65-5312380	TC DRIVE LLC	2945 TWIN CITY DR SE
13	65-6126190	BOYCE/JEFFREY T & SHIRLEY J L/E	4200 21ST ST SE UNIT 109
14	65-6126185	OWENS/DAVID A & PATRICIA A	4200 21ST ST SE UNIT 108
15	65-6136845	WISE/BRAD & LYNNETTE	1004 DIVISION ST NE
16	65-5574742	FREIDT INC	RR LEASE - 301 1/2 E MAIN ST
17	65-5546000	BILL BARTH FORD	RR LEASE
18	65-6117125	CASCADES TOWNHOMES II LLC	3011 COTTAGEWOOD LANE NW
19	65-6117325	CASCADES TOWNHOMES II LLC	2821 COTTAGEWOOD DR
20	65-6117525	CASCADES TOWNHOMES II LLC	1225 COTTAGEWOOD LN NW

21	65-6116925	CASCADES OF MANDAN LLC	3108 12 AVE NW
22	65-3771450	FERGEL/ANDREW L & SHIRLEY A JAMESON- FERGEL	4907 SOUTH BAY DR SE
23	65-6107300	MVP US HOLDINGS CORP	1722 MANDAN AVE NE
24	65-6142155	TRX DEVELOPERS	2801 CLEAR CREEK LP SE,
25	65-6142150	TRX DEVELOPERS	2809 CLEAR CREEK LP SE,
26	65-6142145	TRX DEVELOPERS	2817 CLEAR CREEK LP SE,
27	65-6142125	TRX DEVELOPERS	2847 CLEAR CREEK LP SE,
28	65-6142120	TRX DEVELOPERS	2853 CLEAR CREEK LP SE,
29	65-6141835	TRX DEVELOPERS	2868 CLEAR CREEK LP SE,
30	65-6142110	TRX DEVELOPERS	2869 CLEAR CREEK LP SE
31	65-6141830	TRX DEVELOPERS	2872 CLEAR CREEK LP SE,
32	65-6141825	TRX DEVELOPERS	2876 CLEAR CREEK LP SE,
33	65-6141820	TRX DEVELOPERS	2880 CLEAR CREEK LP SE,
36	65-6141815	TRX DEVELOPERS	2884 CLEAR CREEK LP SE,
37	65-6141810	TRX DEVELOPERS	2886 CLEAR CREEK LP SE,
38	65-6141805	TRX DEVELOPERS	2888 CLEAR CREEK LP SE,
39	65-6141800	TRX DEVELOPERS	2890 CLEAR CREEK LP SE,
40	65-6142095	TRX DEVELOPERS	2891 CLEAR CREEK LP SE,
41	65-6141795	TRX DEVELOPERS	2892 CLEAR CREEK LP SE,
42	65-6141790	TRX DEVELOPERS	2894 CLEAR CREEK LP SE,
43	65-6141785	TRX DEVELOPERS	2896 CLEAR CREEK LP SE,

44	65-6141780	TRX DEVELOPERS	2898 CLEAR CREEK LP SE,
45	65-6141775	TRX DEVELOPERS	2900 CLEAR CREEK LP SE,
46	65-6141770	TRX DEVELOPERS	2902 CLEAR CREEK LP SE,
47	65-6141765	TRX DEVELOPERS	2904 CLEAR CREEK LP SE,
48	65-6141760	TRX DEVELOPERS	2908 CLEAR CREEK LP SE,
49	65-6142080	TRX DEVELOPERS	2909 CLEAR CREEK LP SE,
50	65-6142075	TRX DEVELOPERS	2911 CLEAR CREEK LP SE,
51	65-6141755	TRX DEVELOPERS	2912 CLEAR CREEK LP SE,
52	65-6142070	TRX DEVELOPERS	2913 CLEAR CREEK LP SE,
53	65-6142065	TRX DEVELOPERS	2915 CLEAR CREEK LP SE,
54	65-6141750	TRX DEVELOPERS	2916 CLEAR CREEK LP SE,
55	65-6142060	TRX DEVELOPERS	2917 CLEAR CREEK LP SE,
56	65-6142055	TRX DEVELOPERS	2919 CLEAR CREEK LP SE,
57	65-6141745	TRX DEVELOPERS	2920 CLEAR CREEK LP SE,
58	65-6141740	TRX DEVELOPERS	2924 CLEAR CREEK LP SE,
59	65-6142050	TRX DEVELOPERS	2925 CLEAR CREEK LP SE,
60	65-6141735	TRX DEVELOPERS	2928 CLEAR CREEK LP SE,
61	65-6142045	TRX DEVELOPERS	2931 CLEAR CREEK LP SE,
62	65-6141730	TRX DEVELOPERS	2932 CLEAR CREEK LP SE,
63	65-6141725	TRX DEVELOPERS	2936 CLEAR CREEK LP SE,
64	65-6142040	TRX DEVELOPERS	2939 CLEAR CREEK LP SE,

65	65-6142035	TRX DEVELOPERS	2945 CLEAR CREEK LP SE,
66	65-6141715	TRX DEVELOPERS	2946 CLEAR CREEK LP SE,
67	65-6142030	TRX DEVELOPERS	2951 CLEAR CREEK LP SE,
68	65-6141705	TRX DEVELOPERS	2956 CLEAR CREEK LP SE,
69	65-6142025	TRX DEVELOPERS	2957 CLEAR CREEK LP SE,
70	65-6141700	TRX DEVELOPERS	2960 CLEAR CREEK LP SE,
71	65-6142020	TRX DEVELOPERS	2963 CLEAR CREEK LP SE,
72	65-6141695	TRX DEVELOPERS	2964 CLEAR CREEK LP SE,
73	65-6141690	TRX DEVELOPERS	2968 CLEAR CREEK LP SE,
74	65-6141685	TRX DEVELOPERS	2972 CLEAR CREEK LP SE,
75	65-6141680	TRX DEVELOPERS	2976 CLEAR CREEK LP SE,
76	65-6142005	TRX DEVELOPERS	2981 CLEAR CREEK LP SE,
77	65-6141675	TRX DEVELOPERS	2982 CLEAR CREEK LP SE,
78	65-6142000	TRX DEVELOPERS	2987 CLEAR CREEK LP SE,
79	65-6141995	TRX DEVELOPERS	2993 CLEAR CREEK LP SE,
80	65-6141990	TRX DEVELOPERS	2997 CLEAR CREEK LP SE,
81	65-6142165	TRX DEVELOPERS	3191 CLEAR CREEK LP SE,
82	65-6142185	TRX DEVELOPERS	3191 CLEAR CREEK LP SE, SHOULD BE 3190
83	65-6142160	TRX DEVELOPERS	3201 CLEAR CREEK LP SE,
84	65-6142175	TRX DEVELOPERS	3201 CLEAR CREEK LP SE,
85	65-6141840	TRX DEVELOPERS	3721 DRY CREEK DR SE,

86	65-6141845	TRX DEVELOPERS	3723 DRY CREEK DR SE,
87	65-6141850	TRX DEVELOPERS	3725 DRY CREEK DR SE,
88	65-6141855	TRX DEVELOPERS	3727 DRY CREEK DR SE,
89	65-6141860	TRX DEVELOPERS	3729 DRY CREEK DR SE,
90	65-6141865	TRX DEVELOPERS	3731 DRY CREEK DR SE,
91	65-6141955	TRX DEVELOPERS	3738 DRY CREEK DR SE,
92	65-6141960	TRX DEVELOPERS	3744 DRY CREEK DR SE,
93	65-6141965	TRX DEVELOPERS	3750 DRY CREEK DR SE,
94	65-6141970	TRX DEVELOPERS	3756 DRY CREEK DR SE,
95	65-6141975	TRX DEVELOPERS	3762 DRY CREEK DR SE,
96	65-6141980	TRX DEVELOPERS	3768 DRY CREEK DR SE,
97	65-6141900	TRX DEVELOPERS	3700 DRY CREEK PL SE,
98	65-6141895	TRX DEVELOPERS	3701 DRY CREEK PL SE,
99	65-6141905	TRX DEVELOPERS	3702 DRY CREEK PL SE,
100	65-6141910	TRX DEVELOPERS	3704 DRY CREEK PL SE,
101	65-6141915	TRX DEVELOPERS	3706 DRY CREEK PL SE,
102	65-6141920	TRX DEVELOPERS	3708 DRY CREEK PL SE,
103	65-6141925	TRX DEVELOPERS	3710 DRY CREEK PL SE,
104	65-6141890	TRX DEVELOPERS	3711 DRY CREEK PL SE,
105	65-6141930	TRX DEVELOPERS	3712 DRY CREEK PL SE,
106	65-6141885	TRX DEVELOPERS	3713 DRY CREEK PL SE,

107	65-6141935	TRX DEVELOPERS	3714 DRY CREEK PL SE,
108	65-6141880	TRX DEVELOPERS	3715 DRY CREEK PL SE,
109	65-6141940	TRX DEVELOPERS	3716 DRY CREEK PL SE,
110	65-6141875	TRX DEVELOPERS	3717 DRY CREEK PL SE,
111	65-6141870	TRX DEVELOPERS	3719 DRY CREEK PL SE,
112	65-6141945	TRX DEVELOPERS	3720 DRY CREEK PL SE,
113	65-6141985	TRX DEVELOPERS	3810 CLEAR CREEK LN SE,
114	65-6139860	TRX DEVELOPERS	3202 MCKENZIE DR SE,
115	65-5511352	TRX DEVELOPERS	VACANT LAND,
116	65-5511360	TRX DEVELOPERS	VACANT LAND,
117	65-5511525	TRX DEVELOPERS	VACANT LAND,
118	65-5513800	TRX DEVELOPERS	VACANT LAND,
119	65-0218400	LEINGANG PLAZA LLC	501 BURLINGTON ST SE

Comments	Our response
OWNER STOPPED WITH PROPERTY CONDITION CONCERNS	VALUE CHANGE RECOMMENED AFTER REVIEW
OWNER STOPPED WITH VALUE CONCERNS	REVIEWED 3-25, recommended changes
VALUE- SOME BASEMENT FINISH REMOVED	rescheduling time to review property
question on value	sent e-mail with comps, ASSESSED VALUE UNDER PURCHASE PRICE OF \$472,000 AND EXTRA LOTS \$64,000 (TOTAL \$536,000)
CONCERN ON VALUE INCREASE	emailed PRC and comp 3-23-2026
CONCERN ON VALUE INCREASE	property review 3-27-26
VALUE QUESTION	PURCHASED FORECLOSED HOME, RECOMMENDING VALUE CHANGE
CONCERN ON VALUE INCREASE	REVIEWED 3-27-26, reviewed provided comps no change recommended in line with market.
CONCERN ON VALUE INCREASE & CONDITION OF HOME	EMAILED PROPERTY CARD, SALES AND REQUEST TO INSPECT PROPERTY 3/23/2026
CONCERN ON VALUE INCREASE	EMAILED COMPS AND PRC FOR REVIEW
CONCERN ON VALUE INCREASE CONDITION OF BUILDING/SHAPE OF LOT	REVIEWED BLG AND LOT- RECOMMEND LOT AND BUILDING CONDITION ADJUSTMENT
VALUATION CONCERN	REVIEW 3-31-25
DAMAGED BY GRAY OIL EXPLOSION--WILL BE TORN DOWN	EMAILED PROPERTY CARD AND SALES 3/23/2026 NEED TO ADJUST FOR DAMAGE
DAMAGED BY GRAY OIL EXPLOSION--WILL BE TORN DOWN	NEED TO ADJUST FOR DAMAGE
VALUE PROTEST	2022 PURCHASE PRICE STILL OVER ASSESSED VALUE, EMAILED PRC AND COMPS
RR LEASE TERMINATED 7/23/2025	RR LEASE TERMINATED 7/23/2025
RR LEASE TERMINATED 7/25/2025	RR LEASE TERMINATED 7/25/2025
APPEAL OF VALUATION	SENT PRC AND REQUESTED INFORMATION FROM CONSULTANT
APPEAL OF VALUATION	SENT PRC AND REQUESTED INFORMATION FROM CONSULTANT
APPEAL OF VALUATION	SENT PRC AND REQUESTED INFORMATION FROM CONSULTANT

APPEAL OF VALUATION	SENT PRC AND REQUESTED INFORMATION FROM CONSULTANT
QUESTION ON VALUATION	SENT COMPS, ONLY 1 FIREPLACE NEED TO SCHEDULE REVIEW
QUESTIONS ON VALUATION	ZONE REVIEW PROPERTY- SENT PRC SEE SPREADSHEET FOR CALCULATIONS
QUESTION ON NOTICES	VALUATION REFLECTS INFRASTRUCTURE AND LAW REQUIREMENTS
QUESTION ON VALUATION	SENT EMAIL WITH LAW REQUIREMENTS FOR VALUATION.
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QUESTION ON VALUATION	SENT EMAIL WITH LAW REQUIREMENTS FOR VALUATION.
QUESTION ON VALUATION	REMEASURED

2026 Notice	2026 Proposed	Recommendation
\$ 78,400	\$ 71,300	-7,100
\$ 453,400	\$ 422,400	-31,000
\$ 768,500	\$ 768,500	no change
\$ 514,800	\$ 514,800	no change ASSESSED VALUE UNDER PURCHASE PRICE OF \$472,000 AND EXTRA LOTS \$64,000 (TOTAL \$536,000)
\$ 404,300	\$ 404,300	NO CHANGE
\$ 3,983,500	\$ 3,983,500	NO CHANGE
\$ 212,900	\$ 191,300	-21,600
\$ 101,800	\$ 101,800	NO CHANGE
\$ 193,200	\$ 193,200	NO CHANGE
\$ 388,400	\$ 388,400	NO CHANGE
\$ 542,100	\$ 496,000	-46,100
\$ 1,422,500	\$ 1,397,700	-24,800
\$ 320,800	\$ 320,800	Waiting on documentaion will make recommendation at Morton County BOE
\$ 234,900	\$ 234,900	Waiting on documentaion will make recommendation at Morton County BOE
\$ 376,500	\$ 376,500	NO CHANGE, HOME STILL UNDER 2022 PURCHASE PRICE.
\$ 10,000	\$ -	-10,000
\$ 280,400	\$ -	-284,000
\$ 4,386,100	\$ 4,386,100	no change
\$ 5,505,700	\$ 5,505,700	no change
\$ 4,999,000	\$ 4,999,000	no change

\$ 5,569,300	\$ 5,569,300	no change
\$ 740,900	\$ 740,900	NO CHANGE
5,201,400	5,201,400	NO CHANGE
\$ 57,400	\$ 57,400	NO CHANGE
\$ 57,400	\$ 57,400	NO CHANGE
\$ 57,400	\$ 57,400	NO CHANGE
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\$ 24,600	\$ 24,600	NO CHANGE
\$ 57,400	\$ 57,400	NO CHANGE
\$ 75,900	\$ 75,900	NO CHANGE
\$ 14,800	\$ 14,800	NO CHANGE
\$ 5,600	\$ 5,600	NO CHANGE
\$ 3,100	\$ 3,100	NO CHANGE
\$ 2,200	\$ 2,200	NO CHANGE
\$ 3,102,300	\$ 3,102,300	NO CHANGE

1404 9 AVE SE, MANDAN

Deed: BELDEN/DALE E & RENEE

Map Area: Zone 9 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: JLF, 03/18/2026

CID#: 05127

Tax Dist: M1

Review/Date: JLF, 03/18/2026

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: NICOLA'S 3RD

Urban / Residential

Legal: LOT 17 BLOCK 3 NICOLAS 3RD

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
Unit Site						6,900.00	0.158								
Grand Total						6,900.00	0.158								

Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	TRAILER PARK SUBDIVISION
			Residential

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
03/30/2021	\$0	D003	502140	4/7/1998	7798	N	\$600	Utility Shed	Land	\$45,000	\$0	\$0	\$40,000
04/25/1987	\$17,663	D000	0	12/1/1997	21897	N	\$0	860	Dwlg	\$33,400	\$0	\$0	\$31,200
				10/10/1995	54595	N	\$1,920	Deck/Patio	Impr		\$0	\$0	
									Total	\$78,400	\$0	\$0	\$71,200

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	115	Ttl Rooms Above #	5	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	No garages
Occ. Descr.	Mobile Home Housing	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt		Year Built	1975	Year Built	
Year Built	1975					Toilet Room (1/2 Bath)		EFA	51	EFA	
EFA / EFYr	51 / 1975					Lavatory (Sink w/vanity)		EFA Year	1975	EFF Year	
Arch. Dsgn	Modular					Water Closet-toilet only		Style	1 Sty Fr.	Style	
Style	Mfd Home (Single)	Foundation	C Blk			Sink		Area (SF)	64	W X L	
AreaSF/TLA	924 / 988	Exterior Walls	Metal			Shower Stall/Tub		Condition	Normal	Area (SF)	
GLA 1st/2nd	988 / 0	Roof	Pitched/Other			Wet Bar				No Flr Adj.	
		Interior Finish	Panel			Fbgls Service Sink		Bsmt (SF)		Condition	
		Flooring	Ceramic			Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Non-base Heating		Fireplace		Sauna		2nd Flr Adj.	No	Interior Finish	
		Floor/Wall #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Pipeless #	0			Metal Stall Shower		AC	No	Qtrs Over	
		Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	
		Space Heat #	0			Custom Tub				Qtrs AC (SF)	
Condition	NML					Cust Bath - 4 Fixt					
		Appliances				Cust Tile Full Bath					
Basement	Slab	Range Unit	1	[EMPTY]		Cust Tile SS Bath					
No Bsmt Flr.	0	Oven - Single		[EMPTY]		Cust Bath - 5 Fixt					
Heat	FHA - Gas	Oven - Double		[EMPTY]		Cust Tile Shower/Tub					
AC	No	Dishwasher		[EMPTY]		Cust Tile SSB +lav					
Attic	None	Microwave		[EMPTY]		Cust Tile SSB w/std Tub					
		Jennair				Cust Tile SSB - 5 Fixt					
		Security System				Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					

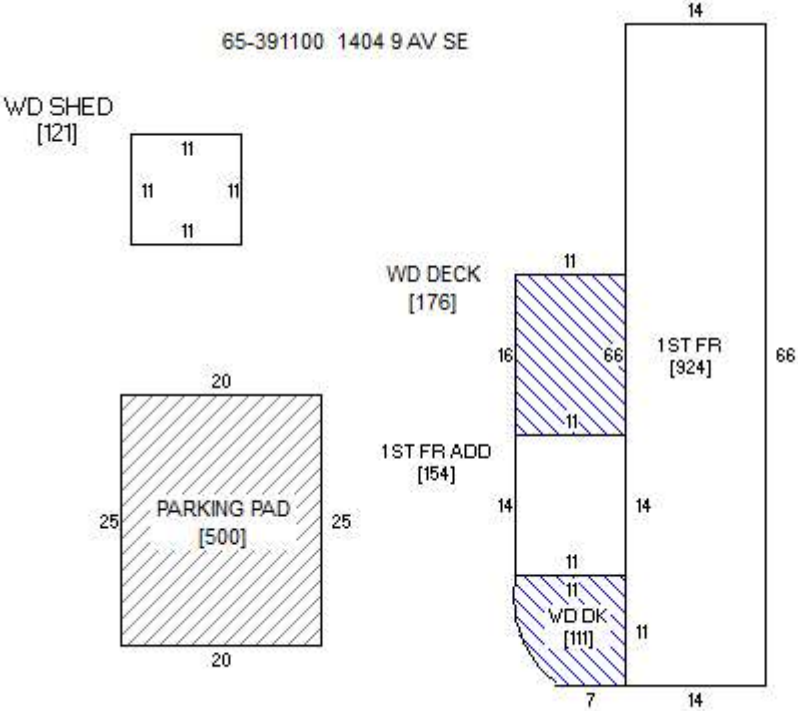


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Bldg / Addn	Description	Units		Year					
	115 — Mobile Home Housing								
	Mfd Home (Single)	924							
	Base Heat: FHA - Gas								
	Deck #1: Wood Deck	0 SF							
	Deck #2: Wood Deck	64 SF							
	Deck #3: Concrete Patio	0 SF							
	Plumbing	1							
	B.I. Appliances	1							
Adtn	1 Story Frame	64 SF		1975					

		Description	Units			Cond	Year								
	Yrd	1 — Sheds and Yard Structures				NML	1998								
	D	W11.00 x L11.00 121 SF, Fr. Shed, Avg Pricing													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$40,000	\$31,200	\$0	\$0	\$71,200
2024		Appr	Urban	Res	\$40,000	\$30,400	\$0	\$0	\$70,400
2023		Appr	Urban	Res	\$40,000	\$29,000	\$0	\$0	\$69,000
2022		Appr	Urban	Res	\$30,000	\$26,900	\$0	\$0	\$56,900
2021		Appr	Urban	Res	\$20,000	\$25,000	\$0	\$0	\$45,000



Sketch 1 of 1



65-3911000

Photo 1 of 1 03/18/2026

1301 3 ST NW, MANDAN

Deed: PTB PROPERTIES LLC
Contract:
CID#: 01008
DBA:
MLS:

Map Area: Apartment Buildings 4-9 UNIT!
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: HEARTVIEW

Checks/Tags:
Lister/Date: GR, 11/01/2017
Review/Date: GR, 06/07/2019
Entry Status: Estimated

Urban / Commercial
Legal: E1/2 OF N 40' OF 3 ST & S 53' LOTS 11-16 BLOCK 1 HEARTVIEW

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						13,950.00	0.320								
Subtotal						13,950.00	0.320								
Grand Total						13,950.00	0.320								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		RESIDENTIAL MULTI-FAMILY DWELLINGS		Commercial	

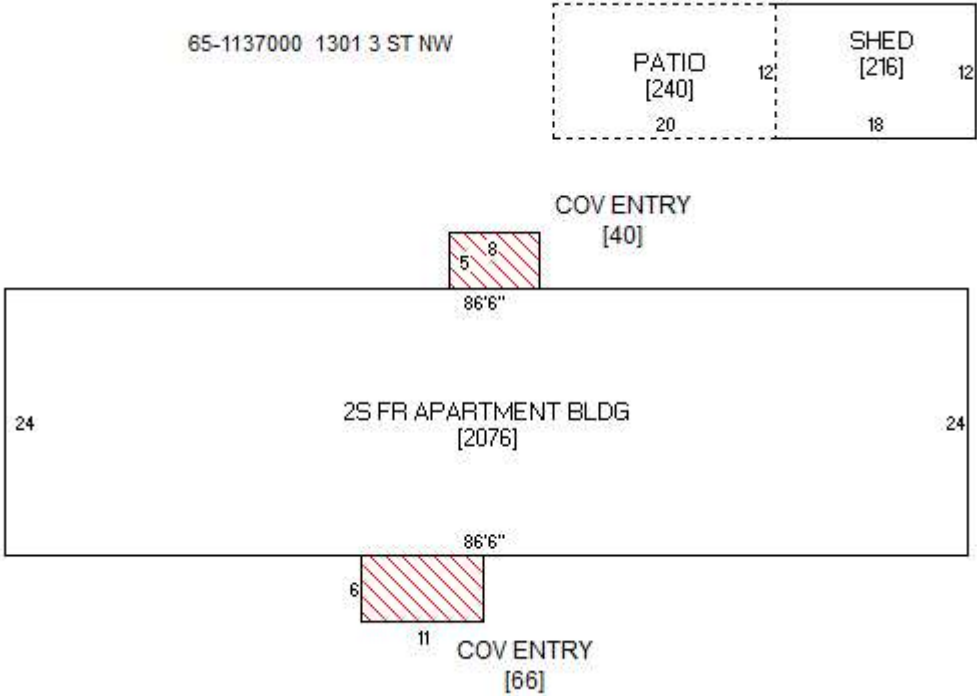
Sales			Building Permits						Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
06/23/2023	\$430,000	D014	515657	5/13/2003	76-03	N	\$0	860	Land	\$41,900	\$0	\$0	\$41,900
06/23/2023	\$0	D003	515658						Dwlg		\$0	\$0	
04/24/2017	\$325,000	D000	477054						Impr	\$411,500	\$0	\$0	\$388,000
03/21/2008	\$202,300	D021	413944						Total	\$453,400	\$0	\$0	\$429,900

Precomputed Structure		Verticals							Plumbing			B	Ext
Occ. Code	702	Ftg & Fdtn							Rough Plumbing	1			
Occ. Descr.	Apartment	Exterior wall											
		Interior wall											
		Pilasters											
		Wall facing											
		Windows											
		Fronts/Doors											
Year Built	1964												
EFF Age/Yr	62/ 1964												
Condition	NML												

Bldg / Addn		Description	Units			Year									
	Bldg	O 702 — Apartment													
	Pre	P 702 — Apartment	2,076												
		Uppers Adjustment	4,152												
	Plmb	Rough Plumbing - Base	1												
	Adj	Apt - A/C deduct wall units - AVG	6,324												
1 of 2	Ex	Porch	1			1964									
		W6.00 x L11.00 66 SF, 1S Frame Open													
2 of 2	Ex	Porch	1			1964									
		W5.00 x L8.00 40 SF, 1S Frame Open													

		Description	Units			Cond	Year								
	Yrd	1 — Shed				NML	1980								
	I	W12.00 x L18.00 216 SF, Fr. Shed, Avg Pricing													
	Yrd	1 — Picnic Shelter				NML	1980								
	I	240 SF, Basic Open Shelter, Avg Pricing													
	Yrd	1 — Paving - Concrete				NML	1980								
	I	1,500 SF, Conc Parking, Avg Pricing													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$41,900	\$0	\$388,000	\$0	\$429,900
2024		Appr	Urban	Comm	\$41,900	\$0	\$388,000	\$0	\$429,900
2023		Appr	Urban	Comm	\$34,500	\$0	\$360,300	\$0	\$394,800
2022		Appr	Urban	Comm	\$34,500	\$0	\$305,400	\$0	\$339,900
2021		Appr	Urban	Comm	\$34,500	\$0	\$294,900	\$0	\$329,400





3024 BAYSIDE DR SE, MANDAN

Deed: LAUER/LYNETTE

Map Area: Waterfront - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: JB, 02/04/2015

CID#: 08718

Tax Dist: M1

Review/Date: SS, 08/30/2016

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: MITZEL'S 1ST

Urban / Residential

Legal: LOT 1 BLOCK 1 MITZELS RESUBDIVISION-SHORES OF MARINA BAY

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
Unit Site						13,831.00	0.318									
Grand Total						13,831.00	0.318									

Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL MULTI-FAMILY DWELLINGS
			Residential

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
09/23/2004		D000	390939	5/27/2008	22308	N	\$25,430	Addition	Land	\$240,000	\$0	\$0	\$220,000
05/21/1999	\$250,300	D000	356065	9/11/2006	42306	N	\$55,571	Addition	Dwlg	\$528,500	\$0	\$0	\$416,900
05/15/1992	\$194,200	D000	319706	5/23/2005	21305	N	\$3,000	Windows	Impr		\$0	\$0	
				12/18/2001	51201	N	\$32,800	Addition	Total	\$768,500	\$0	\$0	\$636,900

Res. Structure			Finish				Plumbing				Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	7	Bedrooms Above #	3	Standard Bath - 3 Fixt	4	Addition	No Additions	Garage	1 of 1			
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	1	Shower Stall Bath -3 Fixt		Year Built		Year Built	1991			
Year Built	1991	Living Qtrs. (Multi)	1000			Toilet Room (1/2 Bath)		EFA		EFA	35			
EFA / EFYr	35 / 1991					Lavatory (Sink w/vanity)		EFA Year		EFF Year	1991			
Arch. Dsgn	Conventional	Foundation	Conc			Shower Stall/Tub		Style		Style	Att Fr.			
Style	2 Story Frame	Exterior Walls	Metal			Wet Bar		Area (SF)		W X L	0' X 0'			
AreaSF/TLA	1,774 / 3,548	Roof	Hip/Asph Comp			Fbgls Service Sink		Condition		Area (SF)	780			
GLA 1st/2nd	1,774 / 1,774	Interior Finish	Drwl			Urinal				No Flr Adj.	No			
		Flooring	Linoleum			Sauna		Bsmt (SF)						
		Non-base Heating		Fireplace		Metal St Sh Bath		NoBsmt Flr(SF)		Condition	A NML			
		Floor/Wall #	0	Gas	2	Metal Stall Shower		2nd Flr Adj.		Bsmt (SF)				
		Pipeless #	0			Cust Bath - 3 Fixt		Heat		Interior Finish	<None>			
		Hand Fired (Y/N)	No			Custom Tub		AC		Interior Finish (SF)				
Condition	NML	Space Heat #	0			Cust Bath - 4 Fixt		Attic (SF)		Qtrs Over	None			
		Appliances				Cust Tile Full Bath				Qtrs Over (SF)				
Basement	Full	Range Unit	[EMPTY]			Cust Tile SS Bath				Qtrs AC (SF)				
No Bsmt Flr.	0	Oven - Single	[EMPTY]			Cust Bath - 5 Fixt								
Heat	FHA - Gas	Oven - Double	[EMPTY]			Cust Tile Shower/Tub				Door Opnrs	2			
AC	Yes	Dishwasher	1	[EMPTY]		Cust Tile SSB +lav				Stalls- Bsmt / Gar	-- / 3.00			
Attic	None	Microwave	1	[EMPTY]		Cust Tile SSB w/Std Tub								
		[EMPTY]				Cust Tile SSB - 5 Fixt								
		Jennair				Cust Bath +lav								
		Security System				Cust Bath w/Cust SS								
						Cust Bath w/Cust SS +lav								
						Bidet								
						Hot Tub	1							
						Water Only w/Sink								
						Sewer & Water Only								
						No Plumbing								
						No Hot Water Tank								



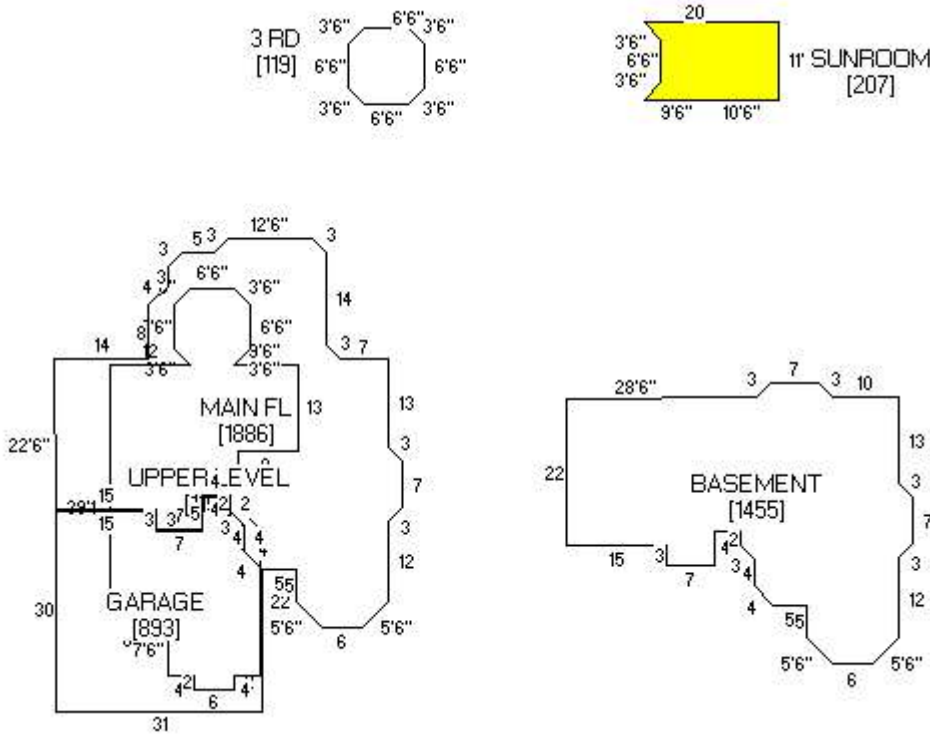
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Bldg / Addn	Description	Units			Year							
	101 — Single-Family / Owner Occupied											
	2 Story Frame	1,774										
#1	Bsmt Fin - Living Qtrs. (Multi) (High)	1,000 Tbl										
	Base Heat: FHA - Gas											
	Add Central Air	1,774										
#1	Porch: Frame 3 Seasons	200 SF										
	Deck #1: Wood Deck	360 SF										
	Plumbing	5										
	B.I. Appliances	2										
#1	Fireplace: Gas	2										
Gar	Att Frame	780 SF			1991							

		Description	Units			Cond	Year								
	Yrd	1 — Yard Sprinkler System				NML	1991								
	D	10,000 SF													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$220,000	\$416,900	\$0	\$0	\$636,900
2024		Appr	Urban	Res	\$200,000	\$412,400	\$0	\$0	\$612,400
2023		Appr	Urban	Res	\$160,000	\$423,900	\$0	\$0	\$583,900
2022		Appr	Urban	Res	\$140,000	\$394,600	\$0	\$0	\$534,600
2021		Appr	Urban	Res	\$120,000	\$371,800	\$0	\$0	\$491,800



Sketch 1 of 1



Photo 1 of 1 02/18/2021



65-3772850 SP/SF \$246
 3500 FALCON DR SE TLA:3,513
 11/19/2024 864,763 Yr Blt: 1991



65-0171280 SP/SF \$373
 3505 PELICAN PL SE TLA:3,191
 11/17/2025 1,190,000 Yr Blt: 1996



65-1811250 SP/SF \$359
 4112 SHOREFRONT PL SE TLA:2,589
 6/20/2025 929,900 Yr Blt: 2011

SUBJECT PROPERTY 3024 BAYSIDE DR SE
 SQ FT ABOVE BASEMENT = 3,548
 PROPOSED 2026 VALUE \$768,500
 ASSESSED PRICE PER SQ FT = \$216.60

COMPARABLE SALES FOR LATE 2025 RANGE FROM \$359 TO \$373 PER SQ FT.
 ADDING IN 2024 SALES RANGE WOULD BE \$246 TO \$373.

SUBJECT'S ASSESSED VALUE IS BELOW RANGE OF SALES.

Mandan Assessing

From: Mandan Assessing
Sent: Monday, March 23, 2026 9:19 AM
To: 'Ben Kappel'
Subject: RE: assessment appeal

Ben,

It is a public hearing, so first come first serve.

I would strongly suggest that you have something prepared to show the board why our valuation is wrong. I have provided you with what we will submit for the board to review. If you have something to provide the board we would prefer to include it with the review packet so the board can have time to review. Otherwise I would suggest bringing enough copies for each member to review.

-jon

From: Ben Kappel .cc >
Sent: Monday, March 23, 2026 9:02 AM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: Re: assessment appeal

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.
That helps a lot , Thanks.

I would request then be put on the list for April 7th for the hearing. Are there time slots, or is it first come first served?

Is there any requirement to submit evidence packets prior to the meeting, or do you just bring in and hand out copies at the meeting?

On Mon, Mar 23, 2026 at 8:46 AM Mandan Assessing <assessing@cityofmandan.com> wrote:

Ben,

I would be surprised if Dickinson was at 70 to 80% of market as the state law requires each jurisdiction to be within 90 to 100% of market. This year we are at 92.8%. Our assessment goal is to be within tolerance. Traditionally that has ranged from 92 to 95%. This is not on an individual sale but on our entire residential and commercial valuation. We may have some closer to 100% and others closer to 80%.

Let us know if you have any additional questions.

-jon



Jonathan Fleischer | *Senior Real Property Appraiser*

City of Mandan Assessing

701.667.3232 | jonathan.fleischer@cityofmandan.com

205 2nd Ave NW, Mandan, ND 58554

www.cityofmandan.com/assessing

[Click here to view City of Mandan Property Record Cards](#)

[Click here to view Property Tax Calculator](#)

From: Ben Kappel · _____
Sent: Monday, March 23, 2026 8:20 AM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: Re: assessment appeal

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

Can you provide any info on your assessing goal? Is it to have it as close as possible to what the market price would be if the property would sell at that time? Or a percentage of market value? I come from Dickinson where it hovered around 70-80% of what the property would bring at a public sale.

So I just want to confirm Mandan is shooting for the assessed value to be exactly equal to the estimated market sales price value at that time? Or is there another metric that would more accurately describe the evaluating system?

Thanks

On Fri, Mar 20, 2026 at 4:31 PM Mandan Assessing <assessing@cityofmandan.com> wrote:

Ben,

With regards to your assessment notice:

This year your area of town saw active sales and everyone received an adjustment. In addition, you purchased the additional lots and an adjustment was made to your lot valuation to reflect the additional square footage. That adjustment was below the \$65,000 you paid for that land.

Also, when comparing your property to your two neighbors, the listing for your property indicates many updates that have been made to the property to increase its value which was reflected in your purchase price in 2024. Similarly, the neighbors, whose house you had listed, did not have those updates. Their valuation and purchase price should be lower.

HB 1176, in addition to requiring notices to all property owners with a full and true value every year, caps the amount the taxing entities can increase their budget and that is the 3%. It did nothing with the valuation process. If all the mills stay the same this year your property would increase approximately \$750 using the Morton County tax estimator.

I have also attached comparable sales in the area, sales are showing a range of prices per square foot of \$309 to \$393. Your proposed assessment is valued at \$310.69 per square foot. This would indicate that your valuation is in line with market conditions.

Unless you made any changes from last year listing, we would not need to do a review at this time. We can add you to the appeal list but at this time I would not recommend a change to the valuation with the additional land purchase, the purchase price from last year and the comparable sales.

If you have any additional questions, please feel free to call or e-mail our office.

-jon



Jonathan Fleischer | *Senior Real Property Appraiser*

City of Mandan Assessing

701.667.3232 | jonathan.fleischer@cityofmandan.com

205 2nd Ave NW, Mandan, ND 58554

www.cityofmandan.com/assessing

[Click here to view City of Mandan Property Record Cards](#)

[Click here to view Property Tax Calculator](#)

From: Ben Kappel
Sent: Friday, March 20, 2026 10:33 AM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: assessment appeal

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

Good morning,

I am writing regarding the recent assessment notice for my home at 1712 14th Ave SE in Mandan, Parcel # 65-1059150.

I was surprised to see the assessed value increased from \$452,700 to \$514,800. This represents a significant jump of almost 14% in one year.

My understanding was that with HB 1176, increases would be limited to 3% in order to prevent situations where the Primary Residence Tax Credit is effectively erased by large assessment increases. Based on this notice, the increase appears to exceed that expectation and would effectively erase my property tax relief amount.

I would also like to point out that the neighboring property at 1716 14th Ave SE received their new assessment that is more than \$100,000 lower, even though the homes are very similar in size, age, and

overall appeal. Additionally, the property directly next door to the north at 1708 14th Ave SE recently sold for \$412,500, which further suggests that my current assessed value may be well above reasonable market value.

As a local REALTOR, I fully understand that assessed value and market value are not identical. However, in my professional opinion, my home would not likely sell anywhere close to that \$514,000 range. A more appropriate assessed value would appear to be in the range of \$425,000 to \$450,000, which would also be more consistent with nearby comparable properties. And also then be in line with my estimate of current market value which would be around \$475,000.

I respectfully request that you reconsider this assessment. If it would be helpful to schedule a time to view the property or discuss further, I would be happy to coordinate.

Please also confirm whether this email is sufficient to initiate or support my appeal, or advise me on any additional steps or documentation that may be required.

Thank you for your time and consideration.

Sincerely,
Ben Kappel

--

Ben Kappel
REALTOR® | eXp Realty
Vice President, North Dakota Association of REALTORS®

 nd.broker@exprealty.net

C2EX • e-PRO • AWHE • ABR
Committed to Real Estate Excellence.

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and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always

independently confirm wiring instructions in person or via telephone to a trusted and verified phone number.

Never wire money without double-checking that the wiring instructions are correct.

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sender by reply e-mail and destroy all copies of the original message.

1712 14 AVE SE, MANDAN

Deed: KAPPEL/BENJAMIN & DANIELLE

Map Area: Zone 9 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: GR, 07/05/2016

CID#: 09432

Tax Dist: M1

Review/Date: SUE, 11/13/2009

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: EVERGREEN HEIGHTS 5TH ADDITION

Urban / Residential

Legal: LOT 1 BLOCK 1 EVERGREEN HEIGHTS 5TH ADDITION

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Unit Site						45,126.00	1.036						
Grand Total						45,126.00	1.036						

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		RESIDENTIAL SINGLE FAMILY		Residential	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
12/17/2025	\$64,000	D017	527777	6/25/2019	RESDK-19-0	C	\$5,000	Deck/Patio	Land	\$77,000	\$0	\$0	\$50,000
08/08/2024	\$472,000	D000	520888	5/1/2003	15403	N	\$4,080	Deck/Patio	Dwlg	\$437,800	\$0	\$0	\$402,700
06/01/2000	\$13,400	D000	361344	6/4/2001	3601	N	\$0	840	Impr		\$0	\$0	
				5/2/2001	7901	N	\$0	860	Total	\$514,800	\$0	\$0	\$452,700

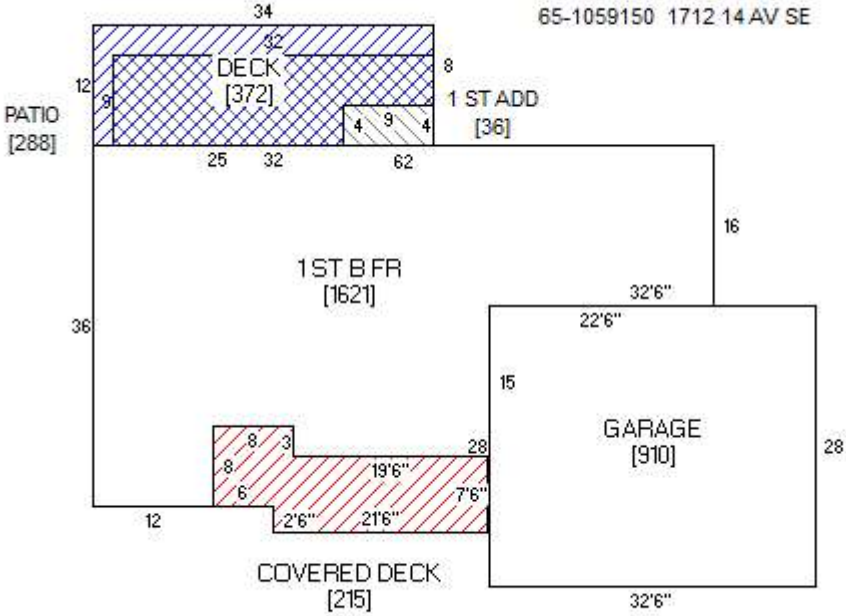
Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	8	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt	1	Year Built	2001	Year Built	2001
Year Built	2001	Living Qtrs. W/ Walk-	1600			Toilet Room (1/2 Bath)	1	EFA	25	EFA	25
EFA / EFYr	25 / 2001					Lavatory (Sink w/vanity)		EFA Year	2001	EFF Year	2001
Arch. Dsgn	Conventional					Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	1 Story Frame	Foundation	Conc			Sink	2	Area (SF)	36	W X L	0' X 0'
AreaSF/TLA	1,621 / 1,657	Exterior Walls	Metal			Shower Stall/Tub		Condition	Normal	Area (SF)	910
GLA 1st/2nd	1,621 / 36	Roof	Gable/Asph Comp			Wet Bar	1			No Flr Adj.	No
		Interior Finish	Drwl			Fbgl's Service Sink		Bsmt (SF)		Condition	NML
		Flooring	Linoleum			Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Non-base Heating		Fireplace		Sauna		2nd Flr Adj.	Yes	Interior Finish	Fin. Int.
		Floor/Wall #	0	Gas	1	Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	910
		Pipeless #	0	Electric (Permanent)	1	Metal Stall Shower		AC	Yes	Qtrs Over	None
		Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	
Condition	NML	Space Heat #	0			Custom Tub				Qtrs AC (SF)	
		Appliances				Cust Bath - 4 Fixt					
Basement	Full	Range Unit		[EMPTY]		Cust Tile Full Bath				Door Opnrs	2
No Bsmt Flr.	0	Oven - Single		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 3.00
Heat	FHA - Gas	Oven - Double		[EMPTY]		Cust Bath w/Cust SS					
AC	Yes	Dishwasher		1 [EMPTY]		Cust Bath w/Cust SS +lav					
Attic	None	Microwave		1 [EMPTY]		Bidet					
		[EMPTY]				Hot Tub					
		Jennair				Water Only w/Sink					
		Security System				Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



Bldg / Addn	Description	Units	Year				
	101 — Single-Family / Owner Occupied						
	1 Story Frame	1,621					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	1,600 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	1,621					
#1	Porch: 1S Frame Open	372 SF					
	Deck #1: Vinyl/CompoDeck	215 SF					
	Deck #2: Concrete Patio	288 SF					
	Plumbing	7					
	B.I. Appliances	2					
#1	Fireplace: Gas	1					
#2	Fireplace: Electric (Permanent)	1					
Gar	Att Frame	910 SF	2001				
	Int Finish: Fin. Int.	910 SF					
Adtn	1 Story Frame 2FLRA	36 SF	2001				

		Description	Units		Cond	Year						
Yrd		1 — Yard Sprinkler System			NML	2001						
D		5,000 SF										

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$50,000	\$402,700	\$0	\$0	\$452,700
2024		Appr	Urban	Res	\$50,000	\$379,800	\$0	\$0	\$429,800
2023		Appr	Urban	Res	\$50,000	\$362,200	\$0	\$0	\$412,200



Sketch 1 of 1

**Permit Details:**

Permit Date Tagged	Reason	Number	Amount	Comments
6/25/2019 Complete	RES DK-19-0387 Deck/Patio		\$5,000	6 X 28 FRONT PORCH
5/1/2003 No	Deck/Patio	15403	\$4,080	
6/4/2001 No	840	3601	\$0	
5/2/2001 No	860	7901	\$0	
4/27/2001 No	820	1501	\$0	
4/12/2001 No	New Dwlg	6501	\$152,890	
2/8/2001 No	110	1801	\$0	

Karen Schelake Deputy
Recorded Electronically

8/8/2024 11:37:11 AM

Return To:
QUALITY TITLE, INC.
425 N 5TH ST

Morton County

520888

County Recorder
Mandan ND 58554
Page 1 of 3

BISMARCK, ND 58501-4033



Auditor's Office, Morton Co., ND
Delinquent Taxes and Special Assessments
or Instruments of Special Assessments,
Paid and Transfer Accepted.
Dawn R. Rhone
DAWN R. RHONE, County Auditor
By *Belinda Schelake* Deputy
8/8/2024

WARRANTY DEED

File Number: 2024-Bis-27195

THIS INDENTURE Made this 8 day of August, 2024, by and between Tim Tausend, also known as Timothy T. Tausend, and Carla Tausend, husband and wife, the Grantors, and Benjamin Kappel and Danielle Kappel, whose post office address is 1712 14th Ave SE, Mandan ND 58554, the Grantees.

The Grantors, for and in consideration of the sum of ten Dollars (\$10.00) and other good and valuable consideration, to them paid by the Grantees, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY, unto the Grantees as joint tenants with right of survivorship and their heirs, successors and assigns, FOREVER, all the following real property lying and being in the County of Morton, State of North Dakota, and described as follows, to-wit:

PARCEL ID: 65-1059150

Lot 2, Block 1, Replat of Evergreen Heights Second Addition to the City of Mandan, Morton County, North Dakota

Subject to easements, rights of way, and mineral reservations and conveyances of record.

I certify that the full consideration paid for the above-described property was

\$ 472,000.00

Dated: 8.8 2024, Signed: *Belinda Schelake*
Grantee or Agent of Grantee

TO HAVE AND TO HOLD to the Grantees, their successors and assigns FOREVER. The Grantors do covenant with the Grantees that they are well seized in fee of the land and have the right to sell and convey the land in the manner and form aforesaid, and that the land is free from all encumbrances. The Grantors will WARRANT and DEFEND the quiet and peaceable possession of the Grantees, their successors and assigns in the land, against all persons lawfully claiming or to claim the whole or any part thereof.

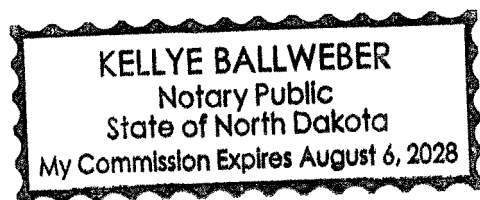
IN TESTIMONY WHEREOF, the Grantors have executed this deed on the day and year first above written.



Tim Tausend, also known as Timothy T. Tausend

STATE OF ND)
COUNTY OF Burleigh) SS.

On this 8 day of August, 2024, before me a notary public personally appeared Tim Tausend, also known as Timothy T. Tausend, married to Carla Tausend, who is known to me to be the same person described in this document as a Grantor and who acknowledged to me that he executed the within and foregoing instrument.

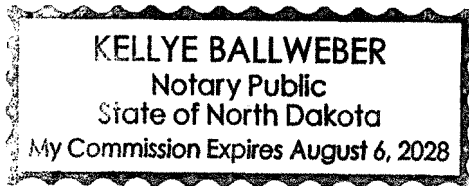

Notary Public

Carla Tausend
Carla Tausend

STATE OF ND)
COUNTY OF Burneigh) SS.

On this 8 day of AUGUST, 2024, before me a notary public personally appeared Carla Tausend, married to Tim Tausend, also known as Timothy T. Tausend, who is known to me to be the same person described in this document as a Grantor and who acknowledged to me that she executed the within and foregoing instrument.

K Ballweber
Notary Public



Auditor's Office, Morton Co., ND
Delinquent Taxes and Special Assessments
or Instruments of Special Assessments,
Paid and Transfer Accepted
DAWN R. RHONE, County Auditor
By Blaine Schelke Deputy
12/19/2025



777- M177888

WARRANTY DEED

THIS INDENTURE Made this 17th day of December, 2025,
between **Valan C. Renner also known as Valan Renner and Mary
Renner, husband and wife**, Grantors, whether one or more, to **Benjamin
Kappel and Danielle Kappel**, Grantees, whose post office address is
1712 14th Avenue SE Mandan ND 58554

WITNESSETH for and in consideration of the sum of \$10.00 and more
consideration, Grantors do hereby GRANT to the Grantees, as joint tenants
and not as tenants in common, all of the following real property lying and
being in the County of Morton, State of North Dakota, and described as
follows, to-wit:

Parcel ID: 65-1059150 65-1059775

Lot 1, Block 1, Evergreen Heights Fifth Addition to the City of Mandan,
Morton County, North Dakota.

Subject to easements, rights of way, restrictions and mineral severances
and reservations of record.

I certify that the full consideration paid for the property described in this
deed is \$ 64,000.

Date: 12-17-2025 (Sgd.) [Signature]
Grantee or Agent

And the said Grantors for themselves, their heirs, executors and
administrators, do covenant with the Grantees that they are well seized in
fee of the land and premises aforesaid and have good right to sell and
convey the same in manner and form aforesaid; that the same are free
from encumbrances, except installments of special assessments or
assessments for special improvements which have not been certified to the
County Auditor for collection, and the above granted lands and premises in
the quiet and peaceable possession of said Grantees, against all persons
lawfully claiming or to claim the whole or any part thereof, the said Grantors
will warrant and defend.

WITNESS the hand(s) of the Grantors:

Valan C Renner

Valan C. Renner also known as Valan Renner

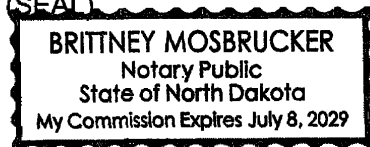
Mary Renner

Mary Renner

STATE OF ND)
) ss.
COUNTY OF Burleigh)

The foregoing instrument was acknowledged before me this
17th day of December, 2025, by Valan C. Renner also known
as Valan Renner.

(SEAL)



Brittney Mosbrucker

Notary Public

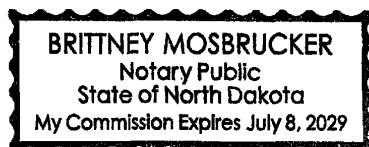
Burleigh County, ND

My Commission Expires: _____

STATE OF ND)
) ss.
COUNTY OF Burleigh)

The foregoing instrument was acknowledged before me this
17th day of December, 2025, by Mary Renner.

(SEAL)



Brittney Mosbrucker

Notary Public

Burleigh County, ND

My Commission Expires: _____



65-6106055 SP/SF \$362
1708 CANYON RD SW TLA:1,562
11/21/2025 566,100 Yr Blt: 2013



65-6103000 SP/SF \$312
2905 BUCKSKIN RD SE TLA:1,376
1/17/2025 430,000 Yr Blt: 2008



65-6103686 SP/SF \$328
3009 14 AVE SE TLA:1,371
1/14/2025 450,000 Yr Blt: 2012



65-1838615 SP/SF \$345
701 LINCOLN CT SE TLA:1,361
10/1/2025 469,900 Yr Blt: 2012



65-6105745 SP/SF \$325
1801 CANYON RD SW TLA:1,309
4/4/2025 424,900 Yr Blt: 2012



65-6103738 SP/SF \$393
3020 PERCHERON DR SE TLA:1,290
10/29/2025 506,500 Yr Blt: 2011



65-6111465 SP/SF \$325
715 CANYON RD SW TLA:1,284
1/10/2025 417,500 Yr Blt: 2013



65-6116460 SP/SF \$309
802 COBBLESTONE LP SW TLA:1,246
4/2/2025 385,000 Yr Blt: 2015



65-0962000 SP/SF \$313
1810 EMBERLAND DR SE TLA:1,214
7/8/2025 379,900 Yr Blt: 1994

RACE 1ST ADDITION

Legal: LOT 1 BLOCK 6 KEIDEL'S SOUTH HEART TERRACE 1ST

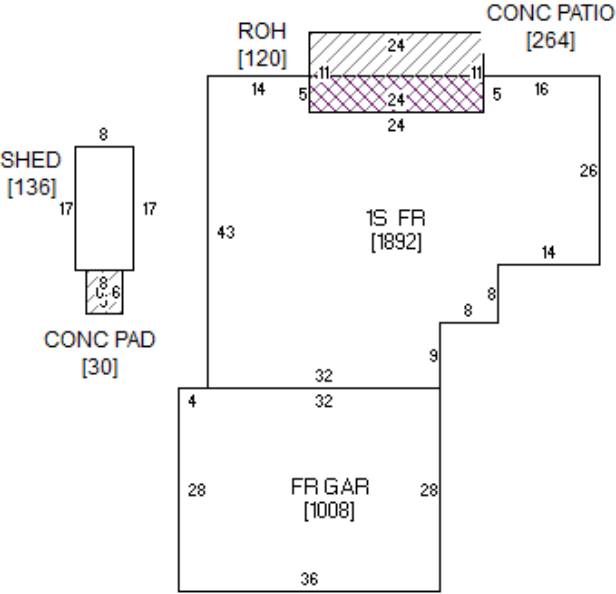
Sales			Building Permits					Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
06/18/2012	\$35,600	D017	442556	7/25/2013	249-13	N	\$0	860	Land	\$66,000	\$0	\$0	\$66,000
05/31/2012		D017	442228	10/9/2012	195-12	N	\$0	840	Dwlg	\$338,300	\$0	\$0	\$320,900
				8/1/2012	205-12	N	\$0	860	Impr		\$0	\$0	
				7/23/2012	104-12	N	\$0	820	Total	\$404,300	\$0	\$0	\$386,900

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Bldg / Addn	Description	Units			Year							
	101 — Single-Family / Owner Occupied											
	1 Story Frame	1,892										
	Adjustment for basement - None											
	Base Heat: Geo-Thermal											
	Add Central Air	1,892										
	Deck #1: Concrete Patio	264 SF										
	Deck #2: Concrete Patio	30 SF										
	Deck #3: Asph/Wd Roof OH	120 SF										
	Plumbing	3										
	B.I. Appliances	2										
Gar	Att Frame	1,008 SF			2012							

		Description	Units		Cond	Year								
	Yrd	1 —Sheds and Yard Structures			NML	2023								
	D	W8.00 x L17.00 136 SF, Fr. Shed, Avg Pricing												

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$66,000	\$320,900	\$0	\$0	\$386,900
2024		Appr	Urban	Res	\$66,000	\$312,100	\$0	\$0	\$378,100
2023		Appr	Urban	Res	\$66,000	\$297,100	\$0	\$0	\$363,100
2022		Appr	Urban	Res	\$55,000	\$284,300	\$0	\$0	\$339,300
2021		Appr	Urban	Res	\$45,000	\$265,500	\$0	\$0	\$310,500



Sketch 1 of 1





65-6139760 SP/SF \$365
2525 DUTTON CIR SE TLA:1,795
6/27/2025 654,900 Yr Blt: 2024



65-6116470 SP/SF \$257
706 COBBLESTONE LP SW TLA:1,733
10/1/2025 445,000 Yr Blt: 2016



65-5388310 SP/SF \$293
1109 LAKOTA PLACE NE TLA:1,704
7/29/2024 499,900 Yr Blt: 2023



65-6136190 SP/SF \$256
3825 AMARI LOOP NW TLA:1,530
7/29/2024 400,000 Yr Blt: 2019



65-6113450 SP/SF \$254
3205 PERCHERON DR SE TLA:1,287
3/28/2024 327,000 Yr Blt: 2015



65-6114995 SP/SF \$284
3815 LILLIAN CT SE TLA:1,244
3/8/2024 353,000 Yr Blt: 2021

65-6105925 WILLOUGHBY
2026 Assessment \$404,300/1892= \$213 SQ FT
SALES RANGE \$254 TO \$365

1400 ACTION DR SE, MANDAN Deed: PLETAN PROPERTIES LLC Map Area: Zone 10 - Com Checks/Tags: O
 Contract: Route: .00-000-000 Lister/Date: GR, 05/09/2018
 CID#: 01202-01 Tax Dist: M1 Review/Date: GR, 05/11/2018
 DBA: ACTION MOTOR SPORTS Plat Page: Entry Status: Inspected
 MLS: Subdiv: MIDWAY 14TH ADDITION
 Urban / Commercial
 Legal: LOT1 OF BLOCK 1 OF MIDWAY 14 TH ADD

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						87,120.00	2.000								
SF x Rate 2						84,198.00	1.933								
Subtotal						171,318.00	3.933								
Grand Total						171,318.00	3.933								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		COMMERCIAL/LIGHT INDUSTRIAL TRANSIT		Commercial	

Sales				Building Permits			Values						
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
08/28/2014	\$657,166	D017	459292	4/12/2015	15-0137	N	\$0	Misc	Land	\$839,900	\$0	\$0	\$775,300
				3/23/2015	15-0083	N	\$0	Misc	Dwlg		\$0	\$0	
				1/26/2015	15-0038	N	\$0	840	Impr	\$3,143,600	\$0	\$0	\$2,791,300
				9/3/2014	266-14-040	N	\$0	860	Total	\$3,983,500	\$0	\$0	\$3,566,600

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Bldg / Addn		Description	Units				Year								
1 of 4	Bldg	O 401 —Auto / Impl. Showroom & Sales													
	Pre	P 401 —Auto / Impl. Showroom and Sales	14,872												
	Plmb	Rough Plumbing - Base	1												
	Plmb	3-Fixture Bathroom - Base	3												
	Adj	Mezzanine - storage - Low	3,600												
	Adj	Sprinkler - exposed wet - AVG	14,872												
	Adj	Office-internal with Heat & A/C - AVG	900												

Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	402	Ftg & Fdtn								
Occ. Descr.	Auto / Impl. Service	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2014									
EFF Age/Yr	12/ 2014									
Condition	NML									
								Adjustments		
Description	BLDG	Basement						Sprinkler - exposed we	15,000	AVG
Style	Metal - Steel	Roof								
Stories	1	Ceiling								
1st Flr Wall Ht	16	Struct. Floor								
Base	15,000	Floor Cover								
Basement	0	Partitions								
GBA	17400	Framing								
		HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn		Description	Units				Year								
2 of 4	Bldg	O 402 —Auto / Impl. Service													
	Pre	P 402 —Auto / Impl. Service	15,000												
	Adj	Sprinkler - exposed wet - AVG	15,000												

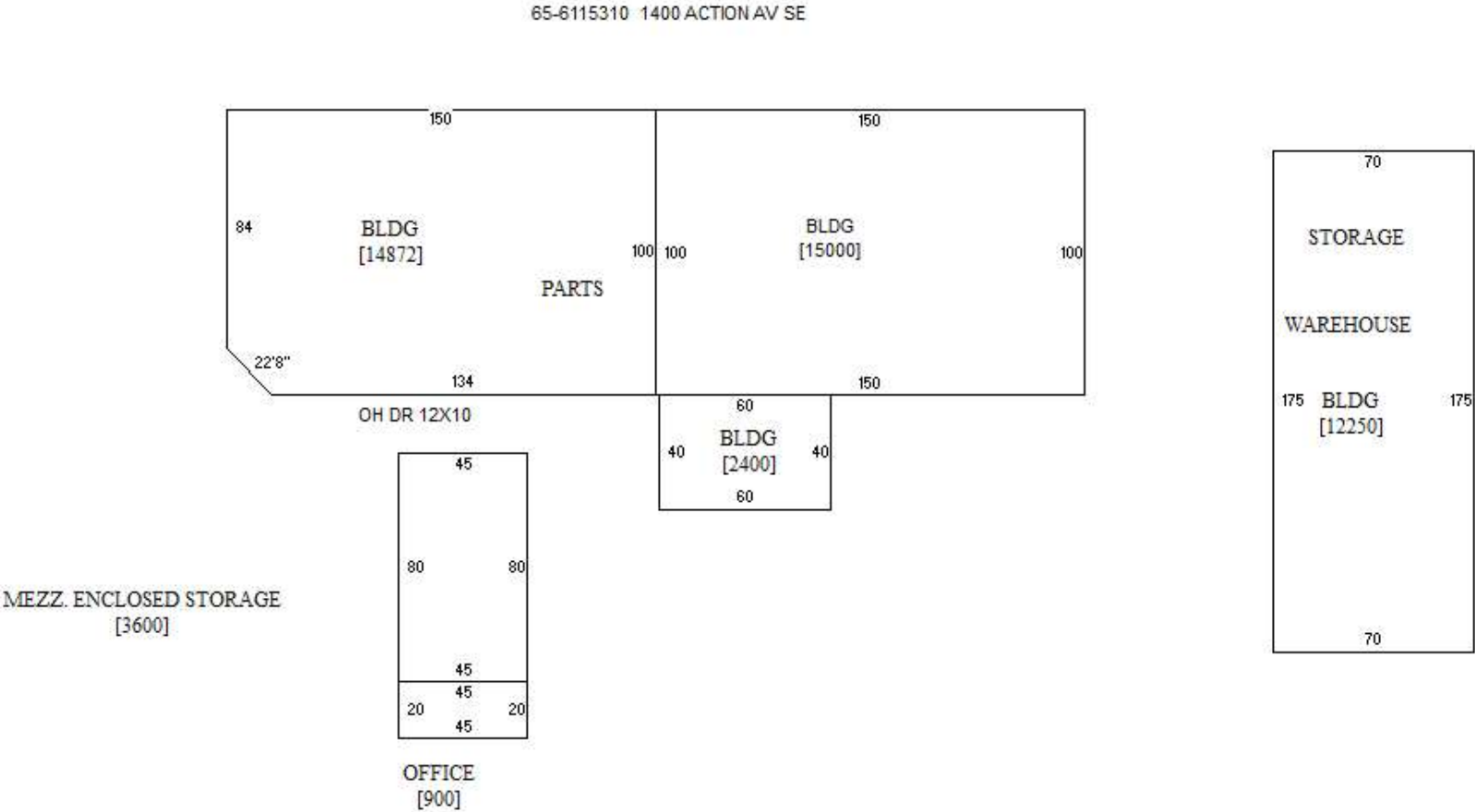
Bldg / Addn		Description	Units			Year									
Addtn 1	Adtn	O 601 —Metal Warehouse - Rigid Steel Frar													
	Pre	P 601 —Metal Warehouse - Rigid Steel Frar	2,400												
	Adj	Sprinkler - exposed wet - AVG	2,400												
	Ex	Door	2			2014									
		O.H. - Door - Power, 12 Ft Wide, 11 Ft High													

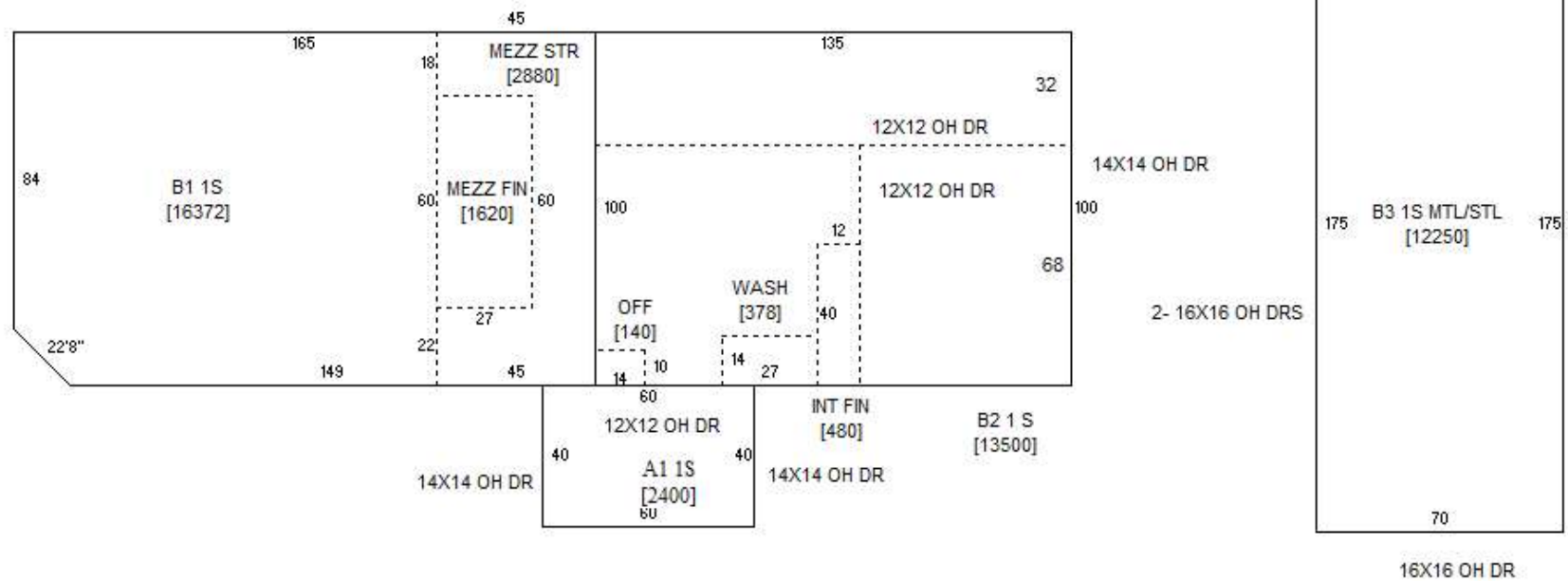
Bldg / Addn		Description	Units			Year									
4 of 4	Bldg	O 605 —Metal Shop - Steel Frame													
	Pre	P 608 —Metal Light Indust. - Rigid Steel Fra	12,250												
1 of 2	Ex	Door	3			2014									
		O.H. - Door - Power, 14 Ft Wide, 14 Ft High													
2 of 2	Ex	Door	1			2014									
		O.H. - Door - Power, 12 Ft Wide, 12 Ft High													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$775,300	\$0	\$2,791,300	\$0	\$3,566,600
2024		Appr	Urban	Comm	\$775,300	\$0	\$2,749,900	\$0	\$3,525,200
2023		Appr	Urban	Comm	\$775,300	\$0	\$2,736,900	\$0	\$3,512,200
2022		Appr	Urban	Comm	\$770,900	\$0	\$2,648,200	\$0	\$3,419,100
2021		Appr	Urban	Comm	\$770,900	\$0	\$2,505,100	\$0	\$3,276,000



Photo 1 of 1 03/21/2022





MEMORIAL HWY LAND SALES

PARCEL NUMBER	ADDRESS	TOTAL ACRES	SF	PDF NAME	DESCR.	SALE DATE	SALE AMOUNT	SALE PRICE/SF	NOTES
65-5097300	4518 Memorial Hwy SE	1.84	80,167	Zone 10	COMMERCIAL	4/9/25	1,900,000	23.70	
65-6139900	4631 Memorial Hwy SE	3.27	142,774	Zone 10	COMMERCIAL	10/23/25	3,225,000	22.59	65-6139920
65-5099000	4614 Memorial Hwy	1.585	69,030	ZONE 10	COMMERCIAL	7/23/19	1,378,000	19.96	Funeral Home to be demo
65-5099010	4524 Memorial Hwy	0.411	24,304	ZONE 11	COMMERCIAL	1/13/21	470,000	19.34	Rhone to CC
65-6135740	3511 Memorial Hwy SE	2.18	95,115	Zone 10	COMMERCIAL	9/3/24	1,300,000	13.67	65-6137505
65-6111935	2435 3 ST SE	0.38	16,536	Zone 10	COMMERCIAL	7/16/24	200,000	12.09	
65-5097300	4518 Memorial Hwy	1.84	80,167	ZONE 10	COMMERCIAL	10/9/19	900,000	11.23	
65-6100190	2601 MEMORIAL HWY	1.558	67,873	ZONE 10	COMMERCIAL	7/14/22	661,984	9.75	Mc Donalds land
65-6113300	2003 Memorial Hwy SE	2.015	87,777	Zone 10	COMMERCIAL	10/30/25	850,000	9.68	5 star
65-5097300	4518 Memorial Hwy	1.84	80,167	ZONE 10	COMMERCIAL	8/10/16	760,000	9.48	
65-6139940	4303 MEMORIAL HWY	1	43,678	ZONE 10	COMMERCIAL	3/10/22	400,000	9.16	
65-6139940		1.03	43,678	Zone 10	COMMERCIAL	3/10/22	400,000	9.16	add to parking
65-6100198	2910 Memorial Hwy	0.23	10,009	ZONE 10	COMMERCIAL	4/28/17	90,000	8.99	
65-6135485	4330 19 ST SE	0.695	30,286	Zone 10	COMMERCIAL	2/14/22	250,000	8.25	
65-6137525	1208 32nd Ave SE	1.403	61,096	ZONE 10	COMMERCIAL	12/21/18	500,000	8.18	
65-5099850	1717 43rd Ave SE	0.932	40,582	ZONE 10	COMMERCIAL	7/3/18	325,150	8.01	
65-3155545	3517 MEMORIAL HWY	0.529	23,030			5/10/23	184,000	7.99	OWNS ADJOINING
65-5282000	305 & 303 Bisman Ave	9.48	412,949	ZONE 10	COMMERCIAL	7/9/18	2,225,000	5.39	
65-4360130	140 Riverwood Ave SE	1.13	49,223	ZONE 10	COMMERCIAL	7/9/18	250,000	5.08	



65-3155990 GBA: 9,852
 3334 MEMORIAL HWY SE Sales/sf \$736
 8/1/2022 SALE \$7,250,000 Yr Blt: 2007



65-1289970 GBA: 12,092
 700 OLD RED TRL NW Sales/sf \$831
 8/1/2023 SALE \$10,050,000 Yr Blt: 2020



65-1502000 GBA: 13,105
 1500 2 ST NE Sales/sf \$410
 9/21/2023 SALE \$5,375,000 Yr Blt: 1969



65-1502000 GBA: 13,105
 1500 2 ST NE Sales/sf \$410
 8/1/2023 SALE \$5,375,000 Yr Blt: 1969



65-4219600 GBA: 15,300
 3205 MEMORIAL HWY SE Sales/sf \$474
 8/1/2022 SALE \$7,250,000 Yr Blt: 1995

Metal Building Sales



65-6113065 GBA: 6,780
150 RIVERWOOD Sales/sf \$236
12/15/2025 1,600,000 Yr Blt: 2012



65-1822010 GBA: 5,050
301 24 AVE SE Sales/sf \$114
11/7/2025 575,000 Yr Blt: 1997



65-2211100 GBA: 3500
2602 34 ST NW Sales/sf \$: 171
7/1/2025 600,000 Yr Blt: 2005



65-2211150 GBA: 3500
2600 34 ST NW Sales/sf \$: 171
7/1/2025 600,000 Yr Blt: 2005



65-0915000 GBA: 12,600
1702 E MAIN ST Sales/sf \$119
4/15/2025 1,500,000 Yr Blt: 1977



65-3154300 GBA: 11,280
1105 40 AVE SE Sales/sf \$: 219
3/5/2025 2,470,000 Yr Blt: 1992



65-6100149 GBA: 6,804
1105 32 AVE SE Sales/sf \$114
7/1/2024 775,000 Yr Blt: 1978



65-4217000 GBA: 8000
3105 MEMORIAL Sales/sf \$: 113
2/22/2024 900,000 Yr Blt: 1987

704 7 ST NW, MANDAN

Deed: WOODBURY/ZACHARY

Map Area: Zone 1 - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: GR, 10/06/2016

CID#: 04586

Tax Dist: M1

Review/Date: SS, 10/11/2016

DBA: WOODBURY/ZACHARY

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: N.P. 1ST

Urban / Residential

Legal: W 40' LOTS 5 & 6 BLOCK 95 N.P.1ST

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
Unit Site						4,000.00	0.092								
Grand Total						4,000.00	0.092								

Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL SINGLE & 2 FAMILY
			Residential

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
02/28/2025	\$156,900	D006	523644	8/9/2000	340-00	N	\$6,940	Int-Remodel	Land	\$34,000	\$0	\$0	\$29,800
09/04/2024	\$0	D006	522660	7/20/1999	128-99-040	N	\$0	Plumb/Elec	Dwlg	\$178,900	\$0	\$0	\$172,500
08/21/2024	\$0	D006	521114						Impr		\$0	\$0	
06/04/2024	\$242,484	D006	520040						Total	\$212,900	\$0	\$0	\$202,300

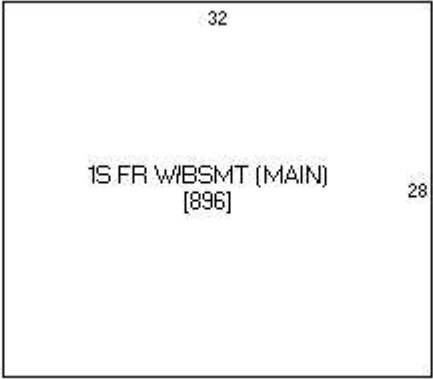
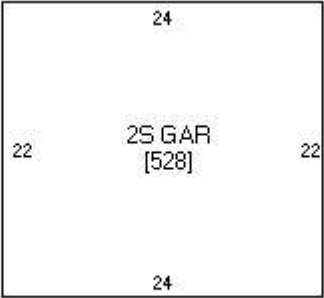
Res. Structure			Finish			Plumbing			Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1	
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built		Year Built	1952	
Year Built	1952	Living Qtrs. (Multi)	800			Toilet Room (1/2 Bath)		EFA		EFA	74	
EFA / EFYr	74 / 1952					Lavatory (Sink w/vanity)		EFA Year		EFF Year	1952	
Arch. Dsgn	Ranch					Water Closet-toilet only		Style		Style	Det Fr.	
Style	1 Story Frame	Foundation	C Blk			Sink		Area (SF)		W X L	0' X 0'	
AreaSF/TLA	896 / 896	Exterior Walls	Metal			Shower Stall/Tub		Condition		Area (SF)	528	
GLA 1st/2nd	896 / 0	Roof	Gable/Asph Comp			Wet Bar	1			No Flr Adj.	No	
		Interior Finish	Plas			Fbgls Service Sink		Bsmt (SF)		Condition	NML	
		Flooring	Carpet			Urinal		NoBsmt Flr(SF)		Bsmt (SF)		
		Non-base Heating		Fireplace		Cust Bath - 3 Fixt		2nd Flr Adj.		Interior Finish	<None>	
		Floor/Wall #	0			Custom Tub		Heat		Interior Finish (SF)		
		Pipeless #	0			Cust Bath - 4 Fixt		AC		Qtrs Over	None	
		Hand Fired (Y/N)	No			Cust Tile Full Bath		Attic (SF)		Qtrs Over (SF)		
Condition	EXC	Space Heat #	0			Cust Tile SS Bath				Qtrs AC (SF)		
		Appliances				Cust Bath - 5 Fixt						
Basement	Full	Range Unit	[EMPTY]			Cust Tile Shower/Tub				Door Opnrs	2	
No Bsmt Flr.	0	Oven - Single	[EMPTY]			Cust Tile SSB +lav				Stalls- Bsmt / Gar	-- / 2.00	
Heat	FHA - Gas	Oven - Double	[EMPTY]			Cust Tile SSB w/Std Tub						
AC	Yes	Dishwasher	1	[EMPTY]		Cust Tile SSB - 5 Fixt						
Attic	None	Microwave	[EMPTY]			Cust Bath +lav						
		Jennair				Cust Bath w/Cust SS						
		Security System				Cust Bath w/Cust SS +lav						
						Bidet						
						Hot Tub						
						Water Only w/Sink						
						Sewer & Water Only						
						No Plumbing						
						No Hot Water Tank						



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Bldg / Addn	Description	Units			Year							
	101 — Single-Family / Owner Occupied											
	1 Story Frame	896										
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	800 Tbl										
	Base Heat: FHA - Gas											
	Add Central Air	896										
	Plumbing	3										
	B.I. Appliances	1										
Gar	Det Frame	0' X 0'	528 SF		1952							

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$29,800	\$172,500	\$0	\$0	\$202,300
2024		Appr	Urban	Res	\$29,800	\$167,900	\$0	\$0	\$197,700
2023		Appr	Urban	Res	\$29,800	\$156,700	\$0	\$0	\$186,500
2022		Appr	Urban	Res	\$25,000	\$150,400	\$0	\$0	\$175,400
2021		Appr	Urban	Res	\$17,000	\$97,000	\$0	\$0	\$114,000



Sketch 1 of 1



Deed: HALVORSON/CAROLYN

Contract:

CID#: 01246

DBA:

MLS:

Map Area: Zone 2 - Res

Route: 000-000-000

Tax Dist: M1

Plat Page:

Subdiv: HELMSWORTH-MCLEAN

Checks/Tags:

Lister/Date: GR, 04/07/2016

Review/Date: MA, 05/17/2016

Entry Status: Inspected

Urban / Residential

Legal: LOTS 9 & 10 BLOCK 10 HELMSWORTH MCLEAN 1ST

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Unit Site						6,500.00	0.149						
Grand Total						6,500.00	0.149						

Unit Site	Street	Utilities	Zoning	Land Use
	Paved	City	DOWNTOWN FRINGE	Residential

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
08/18/2000	\$39,100	D004	362523	5/23/2005	21405	N	\$1,600	Misc	Land	\$40,000	\$0	\$0	\$35,000
05/01/1995	\$26,000	D000	334854						Dwlg	\$61,800	\$0	\$0	\$59,400
									Impr		\$0	\$0	
									Total	\$101,800	\$0	\$0	\$94,400

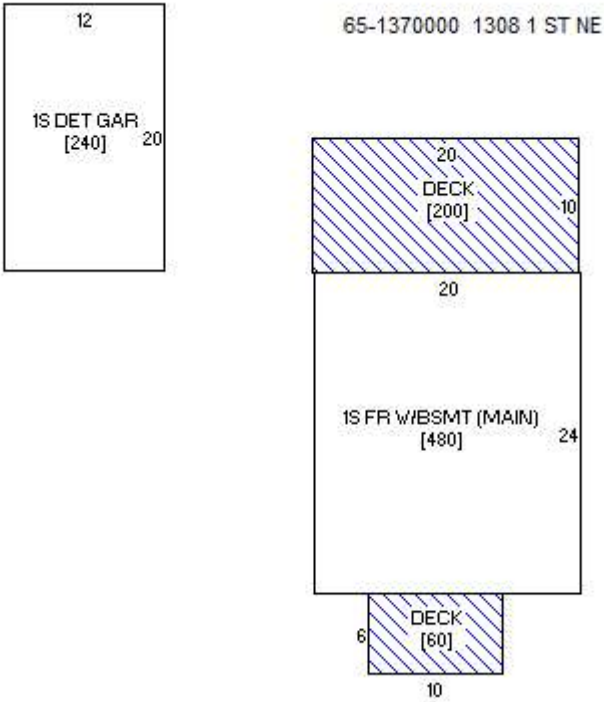
Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	2	Bedrooms Above #	0	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt		Year Built		Year Built	1939
Year Built	1939	Minimal Finish	225			Toilet Room (1/2 Bath)		EFA		EFA	87
EFA / EFYr	87 / 1939					Lavatory (Sink w/vanity)		EFA Year		EFF Year	1939
Arch. Dsgn	Ranch	Foundation	C Blk			Water Closet-toilet only		Style		Style	Det Fr.
Style	1 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)		W X L	0' X 0'
AreaSF/TLA	480 / 480	Roof	Hip/Asph Comp			Shower Stall/Tub		Condition		Area (SF)	240
GLA 1st/2nd	480 / 0	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	Carpet			Fbgl's Service Sink		Bsmt (SF)		Condition	Poor
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0			Sauna		2nd Flr Adj.		Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat		Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC		Qtrs Over	None
		Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	
Condition	BL NML	Appliances				Custom Tub				Qtrs AC (SF)	
		Range Unit				Cust Bath - 4 Fixt					
Basement	Full	Oven - Single				Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double				Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 1.00
Heat	FHA - Gas	Dishwasher				Cust Bath - 5 Fixt					
AC	Yes	Microwave				Cust Tile Shower/Tub					
Attic	None	Jennair				Cust Tile SSB +lav					
		Security System				Cust Tile SSB w/Std Tub					
						Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description		Units		Year			
	101 — Single-Family / Owner Occupied							
		1 Story Frame	480					
	#1	Bsmt Fin - Minimal Finish (Avg)	225 Tbl					
		Base Heat: FHA - Gas						
		Add Central Air	480					
		Deck #1: Wood Deck	200 SF					
		Deck #2: Wood Deck	60 SF					
		Plumbing	1					
	Gar	Det Frame	0' X 0' 240 SF		1939			

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$35,000	\$59,400	\$0	\$0	\$94,400
2024		Appr	Urban	Res	\$35,000	\$57,400	\$0	\$0	\$92,400
2023		Appr	Urban	Res	\$35,000	\$51,600	\$0	\$0	\$86,600



Sketch 1 of 1



65-1370000 Photo 1 of 1 05/04/2016

Permit Details:

Permit Date Tagged	Reason	Number	Amount Date To Check	Comments
5/23/2005		21405	\$1,600	REMODEL
No	Misc		1/1/2014	



65-2786000 SP/SF \$220
406 1/27 AVE NW TLA:638
6/6/2025 140,433 Yr Blt: 1913



65-0884000 SP/SF \$322
1714 4 ST NE TLA:584
10/16/2025 188,000 Yr Blt: 1933



65-2178000 SP/SF \$302
1401 COLLINS AVE TLA:560
12/22/2025 168,900 Yr Blt: 1978



65-3000000 SP/SF \$81
207 1/210 AVE NW TLA:492
9/24/2025 40,000 Yr Blt: 1939

SUBJECT PROPERTY 1308 1 ST NE
PRICE PER SQ FT ASSESSMENT OF \$212
COMPARABLE SALES RANGE FROM \$220 TO \$322.

THE SALE OF 207 1/2 WAS PURCHASED TO BE TORN DOWN AND SITS ON 5,000 SQ FT
OF LAND. OWNERS LOT IS ASSESSED AT SAME 40K AS THE PURCHASE PRICE.

OWNERS LOT IS 6,500 SQ FT.

Mandan Assessing

From: Mandan Assessing
Sent: Monday, March 23, 2026 10:57 AM
To: 'Sarah Rhodes'
Subject: RE: Appeal of Property Appraisal
Attachments: RHODES 65-3466000 Property Card.pdf; Rhodes 65-3466000 sales.pdf

Good morning Sarah,

Attached are the property record card and the recent sales for your area.

A couple of things I noticed while reviewing your property record: we currently show basement finish, and the home is listed in *above normal* condition. However, your email mentioned some condition issues. To consider any adjustments at the April 7, 2026, Board of Equalization, we will need to schedule an appointment to complete an interior review of your property.

Please let us know when you would be available for this review.

For reference, the sale at 805 1st Ave NW occurred in 2021 for \$183,500, which equates to approximately \$210 per sq. ft.

Thank you,

Sarah Rhodes
803 1st Ave NW
Mandan, ND 58554
March 20, 2026

Parcel Number: 65-3466000

City Assessor's Office
205 2nd Ave NW
Mandan, ND 58554

Subject: Appeal of Property Assessment Increase

Dear Assessor,

I am writing to formally appeal the recent increase in the assessed value of my property located at 803 1st Ave NW, which has been raised from \$183,100 to \$193,200.

I respectfully believe this valuation does not accurately reflect the current market value of my home. I am concerned about the methodology used, particularly since no physical inspection of the property was conducted.

The condition of my home has not improved and includes several issues that negatively impact its market value, including:

- The basement is unfinished
- All windows (upstairs and downstairs) need replacement
- Wood framing around some windows is rotting, and portions of the basement concrete are deteriorating
- There isn't any insulation between the concrete and paneling. There is no paneling in two of the rooms, just concrete walls.
- Flooring in the basement and on the stairs needs replacement
- The exterior basement entrance stairs are caving in due to ground shifting, and the retaining wall lacks proper support

Additionally, a comparable property located next door at 805 1st Ave NW recently sold for approximately \$185,000, which suggests a lower market value than the current assessed amount.

Based on these factors, I respectfully request that the assessed value of my property be reviewed and adjusted to more accurately reflect its current condition and market value.

Thank you for your time and consideration. I am happy to provide additional information or documentation if needed.

Sincerely,
Sarah Rhodes

803 1 AVE NW, MANDAN

Deed: RHODES/SARAH
Contract:
CID#: 04524
DBA:
MLS:

Map Area: Zone 1 - Res
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: N.P. 1ST

Checks/Tags:
Lister/Date: KT, 10/08/2024
Review/Date: SS, 09/01/2016
Entry Status: Exterior Review

Urban / Residential
Legal: LOT 4 BLOCK 90 N.P. 1ST

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Unit Site						7,000.00	0.161						
Grand Total						7,000.00	0.161						

Street	Utilities	Zoning	Land Use
Unit Site	Paved	City	RESIDENTIAL SINGLE & 2 FAMILY
			Residential

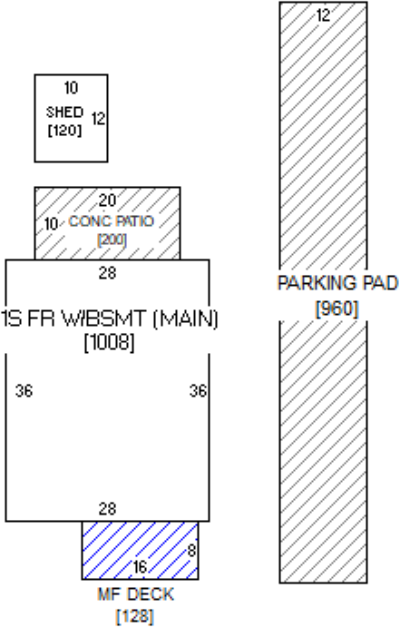
Sales			Building Permits					Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
06/06/2016	\$170,000	D021	471476	8/21/2024	RESDK-24-04	C	\$5,000	Deck/Patio	Land	\$40,000	\$0	\$0	\$35,000
				10/4/2004	266-04	N	\$0	Plumb/Elec	Dwlg	\$153,200	\$0	\$0	\$148,100
				6/13/1988	160-88	N	\$0	Deck/Patio	Impr		\$0	\$0	
									Total	\$193,200	\$0	\$0	\$183,100

Res. Structure			Finish			Plumbing			Addition		Garage	
Occ. Code	101		Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	No Additions	Garage	No garages
Occ. Descr.	Single-Family / Owner Occupied		Ttl Rooms Below #	3	Bedrooms Below #	1	Shower Stall Bath -3 Fixt		Year Built		Year Built	
Year Built	1954		Living Qtrs. (Multi)	605			Toilet Room (1/2 Bath)		EFA		EFA	
EFA / EFYr	72 / 1954						Lavatory (Sink w/vanity)		EFA Year		EFF Year	
Arch. Dsgn	Ranch		Foundation	Conc			Water Closet-toilet only		Style		Style	
Style	1 Story Frame		Exterior Walls	Metal			Sink		Area (SF)		W X L	
AreaSF/TLA	1,008 / 1,008		Roof	Hip/Asph Comp			Shower Stall/Tub		Condition		Area (SF)	
GLA 1st/2nd	1,008 / 0		Interior Finish	Drwl			Wet Bar				No Flr Adj.	
Condition	A NML		Flooring	Carpet			Exhls Service Sink		Bsmt (SF)		Condition	
Basement	Full		Non-base Heating			Fireplace			NoBsmt Flr(SF)		Bsmt (SF)	
No Bsmt Flr.	0		Floor/Wall #	0			Urinal		2nd Flr Adj.		Interior Finish	
Heat	FHA - Gas		Pipeless #	0			Sauna		Heat		Interior Finish (SF)	
AC	Yes		Hand Fired (Y/N)	No			Metal St Sh Bath		AC		Qtrs Over	
Attic	None		Space Heat #	0			Metal Stall Shower		Attic (SF)		Qtrs Over (SF)	
			Appliances				Cust Bath - 3 Fixt				Qtrs AC (SF)	
			Range Unit	[EMPTY]			Custom Tub					
			Oven - Single	[EMPTY]			Cust Bath - 4 Fixt					
			Oven - Double	[EMPTY]			Cust Tile Full Bath					
			Dishwasher	1 [EMPTY]			Cust Tile SS Bath					
			Microwave	1 [EMPTY]			Cust Bath - 5 Fixt					
			Jennair				Cust Tile Shower/Tub					
			Security System				Cust Tile SSB +lav					
							Cust Tile SSB w/std Tub					
							Cust Tile SSB - 5 Fixt					
							Cust Bath +lav					
							Cust Bath w/Cust SS					
							Cust Bath w/Cust SS +lav					
							Bidet					
							Hot Tub					
							Water Only w/Sink					
							Sewer & Water Only					
							No Plumbing					
							No Hot Water Tank					

Bldg / Addn	Description	Units			Year							
	101 — Single-Family / Owner Occupied											
	1 Story Frame	1,008										
#1	Bsmt Fin - Living Qtrs. (Multi) (High)	605 Tbl										
	Base Heat: FHA - Gas											
	Add Central Air	1,008										
	Deck #1: Concrete Patio	200 SF										
	Deck #2: Concrete Patio	960 SF										
	Deck #3: Vinyl/CompoDeck	128 SF										
	Plumbing	1										
	B.I. Appliances	2										

		Description	Units		Cond	Year								
	Yrd	1 — Shed			NML	2016								
	D	120 SF, Fr. Shed, Avg Pricing												

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$35,000	\$148,100	\$0	\$0	\$183,100
2024		Appr	Urban	Res	\$35,000	\$144,300	\$0	\$0	\$179,300
2023		Appr	Urban	Res	\$35,000	\$136,600	\$0	\$0	\$171,600
2022		Appr	Urban	Res	\$30,000	\$127,800	\$0	\$0	\$157,800
2021		Appr	Urban	Res	\$23,000	\$126,800	\$0	\$0	\$149,800



Sketch 1 of 1





65-2425000 SP/SF \$173
208 7 AVE NW TLA:1,052
11/14/2025 182,000 Yr Blt: 1910



65-4511000 SP/SF \$248
806 1 AVE NW TLA:1,040
7/18/2025 257,500 Yr Blt: 1971



65-2253000 SP/SF \$150
108 3 AVE NE TLA:968
7/14/2025 145,000 Yr Blt: 1944



65-2755000 SP/SF \$228
301 6 AVE NW TLA:963
7/17/2025 220,000 Yr Blt: 1952



65-2769000 SP/SF \$161
409 7 AVE NW TLA:960
4/11/2025 155,000 Yr Blt: 1919



65-2621000 SP/SF \$196
406 2 ST NE TLA:882
8/26/2025 173,000 Yr Blt: 1916



65-3194000 SP/SF \$376
411 2 AVE NE TLA:842
12/19/2025 317,000 Yr Blt: 1921

Rhodes 65-3466000
2026 Value \$183,200/1008= \$192 sq ft
Sales range \$150 to \$376 sq ft



WALKER LAW FIRM, PLLC

1301 TACOMA AVE., SUITE 108
BISMARCK, NORTH DAKOTA 58504

Phone: (701) 226-9115

E-mail: walkerlawfirmpllc@gmail.com

March 21, 2026

City of Mandan Assessing Division
Email: assessing@cityofmandan.com

RE: Appeal of the Assessor's Valuation of 3613 Bay Place SE, Mandan, North Dakota 58554

Dear Members of the Board of Equalization:

I am the owner of the above-referenced real estate property, and I am writing to formally appeal/protest the valuation placed on it for the 2026 assessment. I respectfully request a reduction in the assessed value because the current valuation of \$388,400 exceeds the fair market value of the property.

After careful review of the assessment records, recent market data, and the condition of the property, I believe the fair market value is no more than \$369,800, which I think is still high. Since the previous year's assessment, there have been no changes to the property. It appears that the assessed value of the property has increased tremendously each year, with no cap of valuation in sight.

Therefore, I request that the assessed value be reduced to an amount lower than \$369,800. I am available at the phone number or email above to provide additional information. Thank you for your time and attention to this matter. I look forward to a fair resolution.

Respectfully yours,

WALKER LAW FIRM, PLLC

Grant L. Walker

GRANT L. WALKER
ATTORNEY AT LAW

3613 BAY PL SE, MANDAN

Deed: WALKER/GRANT L

Map Area: Waterfront Townhouse - Res Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: GR, 09/12/2016

CID#: 10208-A

Tax Dist: M1

Review/Date: JON, 11/10/2009

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: LAKEWOOD HARBOR 4TH

Urban / Residential

Legal: LOT 12A OF LOT 12 BLOCK 2 LAKEWOOD HARBOR 4TH

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Unit Site						11,476.00	0.264						
Grand Total						11,476.00	0.264						

Unit Site	Street	Utilities	Zoning	Land Use
	Paved	City	RESIDENTIAL MULTI-FAMILY DWELLINGS	Residential

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
04/30/2010	\$247,200	D000	427705	5/13/2010	7210	N	\$0 860		Land	\$135,000	\$0	\$0	\$135,000
03/13/2008	\$49,200	D000	999999	3/16/2010	5310	N	\$10,800 180		Dwlg	\$253,400	\$0	\$0	\$234,800
				6/1/2009	18409	N	\$2,000 130		Impr		\$0	\$0	
				5/22/2009	4309	N	\$0 840		Total	\$388,400	\$0	\$0	\$369,800

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	3	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath -3 Fixt		Year Built	2009	Year Built	2009
Year Built	2009	Living Qtrs. (Multi)	1080			Toilet Room (1/2 Bath)	1	EFA	17	EFA	17
EFA / EFYr	17 / 2009					Lavatory (Sink w/vanity)		EFA Year	2009	EFF Year	2009
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	1 Story Townhouse	Exterior Walls	Vinyl			Sink		Area (SF)	30	W X L	0' X 0'
AreaSF/TLA	1,096 / 1,126	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	505
GLA 1st/2nd	1,126 / 0	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	Laminate			Fbgl's Service Sink		Bsmt (SF)		Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab-Double Side	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	None
		Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	
Condition	NML	Appliances				Custom Tub				Qtrs AC (SF)	
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt					
Basement	Full	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		1 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year					
	112 — Townhouse							
	1 Story Townhouse	1,096						
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	1,080 Tbl						
	Base Heat: FHA - Gas							
	Add Central Air	1,096						
	Deck #1: Concrete Patio	150 SF						
	Veneer #1 1/2 Story Brick	6.00 LF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab-Double Side	1						
Gar	Att Frame	505 SF	2009					
Adtn	1 Story Frame	30 SF	2009					

	Description	Units		Cond	Year					
Yrd	1 — Yard Sprinkler System			NML	2016					
D	5,000 SF									

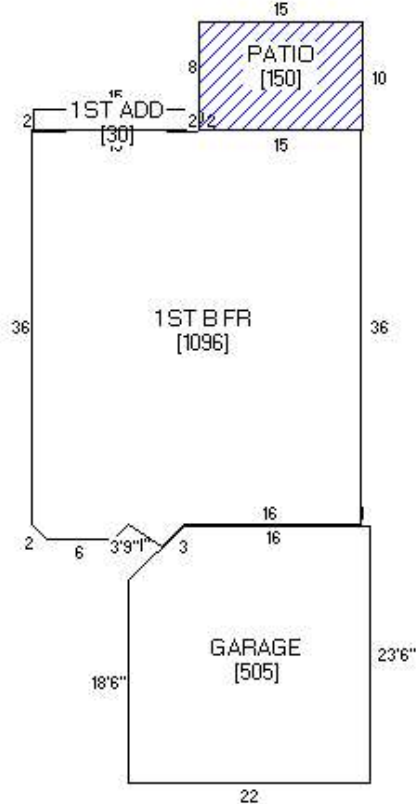
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$135,000	\$234,800	\$0	\$0	\$369,800
2024		Appr	Urban	Res	\$135,000	\$231,800	\$0	\$0	\$366,800
2023		Appr	Urban	Res	\$110,000	\$225,100	\$0	\$0	\$335,100



Photo 1 of 1 - 09/12/2016

Permit Details:

Permit Date Tagged	Reason	Number	Amount Date To Check	Comments
5/13/2010 No	860	7210	\$0 1/1/2014	
3/16/2010 No	180	5310	\$10,800 1/1/2014	
6/1/2009 No	130	18409	\$2,000 1/1/2014	
5/22/2009 No	840	4309	\$0 1/1/2014	
7/24/2008 No	860	21508	\$0 1/1/2014	
7/18/2008 No	820	6908	\$0 1/1/2014	
6/11/2008 No	170	26008	\$149,445 1/1/2014	





65-1811568 SP/SF \$443
3621 BAY PL SE TLA:1,126
8/15/2025 499,000 Yr Blt: 2008



65-1811585 SP/SF \$437
3701 BAY SHORE BND SE TLA:1,110
7/1/2025 484,900 Yr Blt: 2009



65-6104095 SP/SF \$459
2208 MARINA RD SE TLA:1,110
10/1/2025 510,000 Yr Blt: 2009

2313 MEMORIAL HWY SE, MANDAN

Deed: PRAIRIE VIEW PROPERTIES LLP
Contract:
CID#:
DBA:
MLS:

Map Area: Metal Buildings
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: GEIGER ADDITION

Checks/Tags:
Lister/Date: KT, 10/18/2022
Review/Date:
Entry Status:

Urban / Commercial
Legal: LOT 1 BLOCK 1 GEIGER ADDITION

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						59,100.00	1.357								
Subtotal						59,100.00	1.357								
Grand Total						59,100.00	1.357								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved		City		HEAVY COMMERCIAL/LIGHT INDUSTRIAL R		Commercial

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
03/22/2022	\$400,000	D021	509384	9/5/2023	COMR-23-04	C	\$60,000	Misc	Land	\$428,500	\$0	\$0	\$413,700
									Dwlg		\$0	\$0	
									Impr	\$113,600	\$0	\$0	\$63,700
									Total	\$542,100	\$0	\$0	\$477,400

Precomputed Structure			Verticals							Plumbing		
Occ. Code	605		Ftg & Fdtn	einforced Concrete w/o Bsmt	8"					Rough Plumbing		1
Occ. Descr.	Metal Shop - Steel Frame		Exterior wall	Metal/ Stl/ Insul (<50' Wide)	12					Toilet Room		1
			Interior wall									
			Pilasters									
			Wall facing									
			Windows									
Year Built	1972		Fronts/Doors	Incl. w / Base								
EFF Age/Yr	54/ 1972											
Condition	Poor											
Description	1S MTL/STL		Basement									
Width	40		Roof	Metal/ Stl/ Insul (< 50' Wide)								
Ht	12		Ceiling									
Base	1,920		Struct. Floor	R'Concrete	1							
Basement	0		Floor Cover									
GBA	2400		Partitions									
			Framing	Steel - Average	1							
			HVAC	suspended Unit Heater (Gas)	1							
			Electrical									
			Sprinkler									

Bldg / Addn		Description	Units			Year									
1 of 2	Bldg	O 605 —Metal Shop - Steel Frame													
	Pre	P 608 —Metal Light Indust. - Rigid Steel Fra	1,920												
	V	Ftg & Fdtn													
		Reinforced Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		Metal/ Stl/ Insul (<50' Wide) - 12	12												
	V	Fronts/Doors													
		Incl. w / Base													
	H	Roof													
		Metal/ Stl/ Insul (< 50' Wide)	1,920												
	H	Struct. Floor													
		R'Concrete - 1	1,920												
	H	Framing													
		Steel - Average - 1	1,920												
	H	HVAC													
		Suspended Unit Heater (Gas) - 1	1,920												
	Plmb	Rough Plumbing - AVG	1												
	Plmb	Toilet Room - AVG	1												
	Adj	Interior - finish - Low	48												
	Ex	Door	1			1972									
		O.H. - Door - Power, 14 Ft Wide, 14 Ft High													

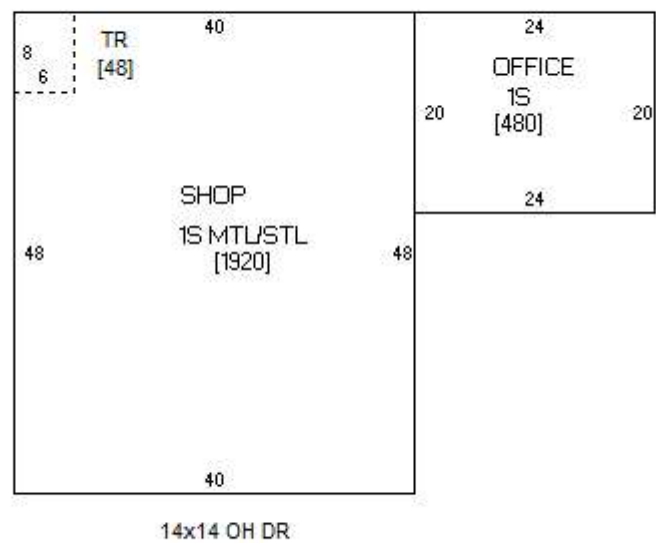
Precomputed Addition		Verticals						Plumbing		
								B	Ext	
Occ. Code	605	Ftg & Fdtn								
Occ. Descr.	Metal Shop - Steel Frame	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
Year Built	1972	Fronts/Doors								
EFF Age/Yr	54/ 1972									
Condition	Poor	Horizontals						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
Description	1S	Floor Cover								
Width	20	Partitions								
Ht	8	Framing								
Base	480	HVAC								
Basement	0	Electrical								
GBA	2400	Sprinkler								
								Office - internal w/heat	480	Low

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Bldg / Addn		Description	Units				Year									
Addtn 1	Adtn	O 605 —Metal Shop - Steel Frame														
	Pre	P 608 —Metal Light Indust. - Rigid Steel Fra	480													
	Adj	Office - internal w/heat only - Low	480													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$413,700	\$0	\$63,700	\$0	\$477,400
2024		Appr	Urban	Comm	\$413,700	\$0	\$63,100	\$0	\$476,800
2023		Appr	Urban	Comm	\$295,500	\$0	\$63,100	\$0	\$358,600
2022	NEW PLAT FILED IN 2022	Appr	Urban	Comm	\$246,790	\$0	\$99,800	\$0	\$346,590

65-5641000 2313 MEMORIAL HWY SE



Sketch 1 of 1



65-1068700

2313 MEMORIAL HWY SE



2945 TWIN CITY DR SE, MANDAN

Deed: TC DRIVE LLC

Map Area: Zone 10 - Com

Checks/Tags:

Contract:

Route: 00-000-000

Lister/Date: JB, 08/28/2014

CID#: 10253

Tax Dist: M1

Review/Date: CHE, 12/28/2011

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: TWIN CITY IND SITES 6TH

Urban / Commercial

Legal: LOT 3 BLOCK 1 TWIN CITY INDUSTRIAL SITES 6TH

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres										
SqFt X Rate						87,120.00	2.000										
SF x Rate 2						83,243.00	1.911										
Subtotal						170,363.00	3.911										
Grand Total						170,363.00	3.911										
Street					Utilities			Zoning				Land Use					
SqFt X Rate	Paved				City			HEAVY COMMERCIAL/LIGHT INDUSTRIAL R				Commercial					
Sales						Building Permits					Values						
Date	\$ Amount		NUTC	Recording		Date	Number	Tag	\$ Amount	Reason		Type	Appraised	B of R		St. Equalized	Pr Yr: 2025
08/10/2016	\$0		D008	472752								Land	\$611,300	\$0		\$0	\$579,300
11/19/2015	\$415,000		D021	468222								Dwlg		\$0		\$0	
12/20/2005	\$58,800		D021	399325								Impr	\$811,200	\$0		\$0	\$373,800
												Total	\$1,422,500	\$0		\$0	\$953,100

Precomputed Structure		Verticals							Plumbing		
Occ. Code	605	Ftg & Fdtn	einforced Concrete w/o Bsmt	8"					Rough Plumbing	1	
Occ. Descr.	Metal Shop - Steel Frame	Exterior wall	Metal/ Stl/ Insul (<50' Wide)	20					Toilet Room	2	
		Interior wall	Metal Liner	0					Urinal - Wall	1	
		Pilasters							Sink-Kitchen	1	
		Wall facing									
Year Built	1980	Windows	Incl. w/ Base	1							
EFF Age/Yr	46/ 1980	Fronts/Doors	Incl. w/ Base								
Condition	NML	Horizontals							Adjustments		
		Basement									
		Roof	Metal/ Stl/ Insul (< 50' Wide)	Yes							
		Ceiling	Metal Liner	1	ided Blk-Drop Edge(Tegular)	1					
		Struct. Floor	Concrete- Reinforced	1							
		Floor Cover	Carpet	1							
		Partitions									
		Framing	Steel - Average	1							
		HVAC	Combination FHA - AC	1	suspended Unit Heater (Gas)	1					
		Electrical	Incl. w/ Base	1							
		Sprinkler									
Description	B1 1S MTL/STL								Mezzanine - whse-offic	1,520	AVG
Width	40								Office-internal with Hea	1,520	AVG
Ht	22								Liner - metal (SFSA)	6,424	AVG
Base	7,200								Liner - metal (SFSA)	5,680	AVG
Basement	0										
GBA	7200										

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Bldg / Addn 1 of 4	Description	Units	Year					
Bldg	O 605 —Metal Shop - Steel Frame							
Pre	P 608 —Metal Light Indust. - Rigid Steel Fra	7,200						
V	Ftg & Fdtn							
	Reinforced Concrete w/o Bsmt - 8"							
V	Exterior Wall							
	Metal/ Stl/ Insul (<50' Wide) - 20	20						
V	Interior Wall							
	Metal Liner - 0							
V	Windows							
	Incl. w/ Base - 1	1						
V	Fronts/Doors							
	Incl. w/ Base							
H	Roof							
	Metal/ Stl/ Insul (< 50' Wide) - Yes	7,200						
H	Ceiling							
	Metal Liner - 1	7,200						
	Suspended Blk-Drop Edge(Tegular) - 1	1						
H	Struct. Floor							
	Concrete- Reinforced - 1	7,200						
H	Floor Cover							
	Carpet - 1	7,200						
H	Framing							
	Steel - Average - 1	7,200						
H	HVAC							
	Combination FHA - AC - 1	7,200						
	Suspended Unit Heater (Gas) - 1	1						
H	Electrical							
	Incl. w/ Base - 1	7,200						
Plmb	Rough Plumbing - Base	1						
Plmb	Toilet Room - Base	2						
Plmb	Urinal - Wall - Base	1						
Plmb	Sink-Kitchen - Base	1						
Adj	Mezzanine - whse-office - AVG	1,520						
Adj	Office-internal with Heat & A/C - AVG	1,520						
Adj	Liner - metal (SFSA) - AVG	6,424						
Adj	Liner - metal (SFSA) - AVG	5,680						
Ex	Door	2	1980					
	O.H. - Door - Power, 12 Ft Wide, 12 Ft High							

Bldg / Addn		Description	Units			Year					
Addtn 1	Adtn	O 605 —Metal Shop - Steel Frame									
	Pre	P 608 —Metal Light Indust. - Rigid Steel Fra									
	Adj	Floor - dock level adjustment - AVG	7,200								
	Ex	Door	5			2025					
		O.H. - Door - Manual, 8 Ft Wide, 8 Ft High									

Precomputed Structure		Verticals						Plumbing		
Occ. Code	716	Ftg & Fdtn	Metal/ Frame (51'-79' Wide)	14					B	Ext
Occ. Descr.	Mini - Storage	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1990									
EFF Age/Yr	36/ 1990									
Condition	NML									
Description	B2 POLE	Horizontals								
		Basement	Metal/ Steel (51'-79' Wide)	Yes						
		Roof								
		Ceiling	Concrete- Reinforced	1						
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn 3 of 4		Description	Units		Year				
Bldg	O	716 —Mini - Storage							
	Pre	P 716 —Mini - Storage	8,960						
	V	Exterior Wall							
		Metal/ Frame (51'-79' Wide) - 14	14						
	H	Roof							
		Metal/ Steel (51'-79' Wide) - Yes	8,960						
	H	Struct. Floor							
		Concrete- Reinforced - 1	8,960						
	Adj	Partition - plywood - AVG	604						
1 of 3	Ex	Door	2		1980				
		O.H. - Door - Manual, 8 Ft Wide, 8 Ft High							
2 of 3	Ex	Door	21		1980				
		O.H. - Door - Manual, 10 Ft Wide, 12 Ft High							
3 of 3	Ex	Door	1		1980				
		O.H. - Door - Manual, 16 Ft Wide, 12 Ft High							

Precomputed Structure		Verticals						Plumbing		
								B	Ext	
Occ. Code	713	Ftg & Fdtn								
Occ. Descr.	Shop	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1990									
EFF Age/Yr	36/ 1990									
Condition	NML									
Description										
Style	C.Blk - Wood									
Stories	1									
1st Flr Wall Ht	8									
Base	600									
Basement	0									
1st Flr Inset Adj	0									
GBA	600									

Horizontal		
Basement		
Roof		
Ceiling		
Struct. Floor		
Floor Cover		
Partitions		
Framing		
HVAC		
Electrical		
Sprinkler		

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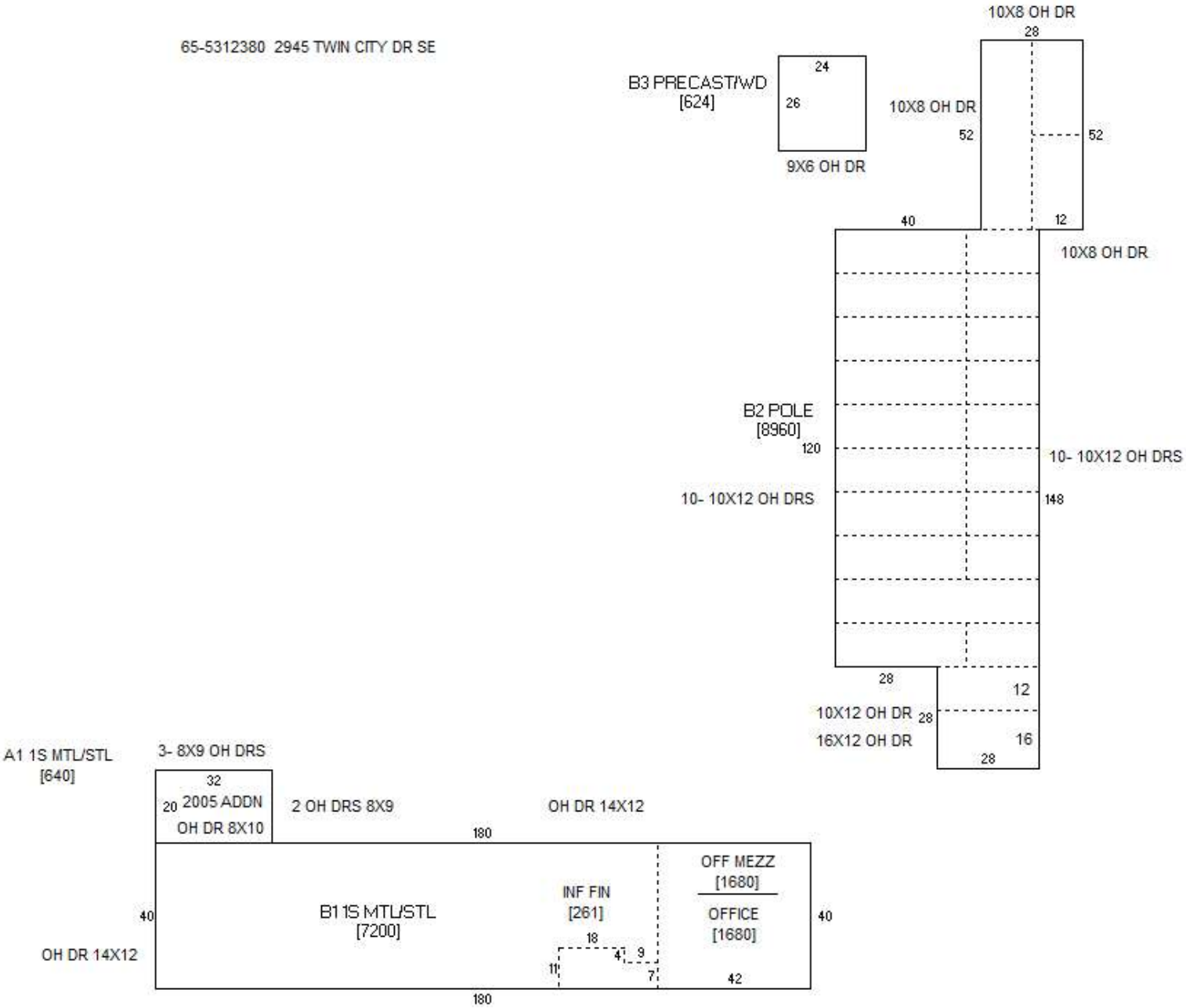
Bldg / Addn 4 of 4		Description	Units			Year					
Bldg	O	713 —Shop									
Pre	P	713 —Shop	600								
Ex		Door	1			1990					
		O.H. - Door - Manual, 8 Ft Wide, 8 Ft High									

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$579,300	\$0	\$373,800	\$0	\$953,100
2024		Appr	Urban	Comm	\$579,300	\$0	\$366,900	\$0	\$946,200
2023		Appr	Urban	Comm	\$579,300	\$0	\$366,300	\$0	\$945,600



65-5312380

Photo 1 of 1 03/31/2026



Sketch 1 of 1



65-1738510 GBA6,560 Sales/sf \$1,037
106 6 AVE SE
10/30/2024 \$6,800,000 Yr Blt: 2014



65-1820870 GBA7,680 Sales/sf \$1,087
2231 3 ST SE
8/16/2024 \$8,350,000 Yr Blt: 2000



65-1825000 GBA3,680 Sales/sf \$1,848
2313 4 ST SE
10/30/2024 \$6,800,000 Yr Blt: 2002



65-4219000 GBA11,520 Sales/sf \$590
801 REDWING DR SE
10/30/2024 \$6,800,000 Yr Blt: 1981



65-4219937 GBA4,992 Sales/sf \$1,362
2951 MEMORIAL HWY SE
10/30/2024 \$6,800,000 Yr Blt: 1999



65-5290000 GBA9,968 Sales/sf \$105
208 BISMAN AVE SE
10/15/2025 \$1,050,000 Yr Blt: 1977

Metal Building Sales



65-6113065 GBA: 6,780
150 RIVERWOOD Sales/sf \$236
12/15/2025 1,600,000 Yr Blt: 2012



65-1822010 GBA: 5,050
301 24 AVE SE Sales/sf \$114
11/7/2025 575,000 Yr Blt: 1997



65-2211100 GBA: 3500
2602 34 ST NW Sales/sf \$: 171
7/1/2025 600,000 Yr Blt: 2005



65-2211150 GBA: 3500
2600 34 ST NW Sales/sf \$: 171
7/1/2025 600,000 Yr Blt: 2005



65-0915000 GBA: 12,600
1702 E MAIN ST Sales/sf \$119
4/15/2025 1,500,000 Yr Blt: 1977



65-3154300 GBA: 11,280
1105 40 AVE SE Sales/sf \$: 219
3/5/2025 2,470,000 Yr Blt: 1992



65-6100149 GBA: 6,804
1105 32 AVE SE Sales/sf \$114
7/1/2024 775,000 Yr Blt: 1978



65-4217000 GBA: 8000
3105 MEMORIAL Sales/sf \$: 113
2/22/2024 900,000 Yr Blt: 1987

Mandan Assessing

From: Matt Reichert <matt@aspengrouprealestate.com>
Sent: Tuesday, March 24, 2026 1:58 PM
To: Mandan Assessing; mortoncountytax@mortonnd.gov
Cc: Shelly M Reichert; To: Mitchell Saville; 3S Properties
Subject: RE: 2945 Twin City Drive, Mandan ND - Notice of Real Estate Assessment

Categories: Jonathan

You don't often get email from matt@aspengrouprealestate.com. [Learn why this is important](#)

*****WARNING: EXTERNAL EMAIL***** DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.
Jon,

The tenants Mitch and Ryan Saville are available to do the tour with you Tuesday to Thursday next week.

You may call them at Ryan [701.782.1111](tel:7017821111) and Mitch [701.782.1111](tel:7017821111) to schedule at time.

Sincerely,

Mathew Reichert
Broker Associate/Partner - CCIM

Aspen Group LLP
424 South 3rd Street, Suite 2
Bismarck, ND 58504

www.aspengrouprealestate.com



From: Mandan Assessing <assessing@cityofmandan.com>
Sent: Tuesday, March 24, 2026 11:37 AM
To: Matt Reichert <matt@aspengrouprealestate.com>; mortoncountytax@mortonnd.gov
Cc: Shelly M Reichert <shelly@aspengrouprealestate.com>; To: Mitchell Saville <mitch@aspengrouprealestate.com>; 3S Properties
Subject: RE: 2945 Twin City Drive, Mandan ND - Notice of Real Estate Assessment

Matt,

We are working on our response, and wanted you to know that the email was received.

One thing we would need to do to make an adjustment in value would be to come out and do a physical review of the structures to make sure our records are correct. Is there a time next week that would work for you to do the review?

Thanks,
Jon



Jonathan Fleischer | *Senior Real Property Appraiser*
City of Mandan Assessing
701.667.3232 | jonathan.fleischer@cityofmandan.com
205 2nd Ave NW, Mandan, ND 58554
www.cityofmandan.com/assessing

[Click here to view City of Mandan Property Record Cards](#)
[Click here to view Property Tax Calculator](#)

From: Matt Reichert
Sent: Monday, March 23, 2026 12:30 PM
To: Mandan Assessing <assessing@cityofmandan.com>; mortoncountytax@mortonnd.gov
Cc: Shelly M Reichert <[REDACTED]>; To: Mitchell Saville <[REDACTED]>
Subject: 2945 Twin City Drive, Mandan ND - Notice of Real Estate Assessment

>; 35

You don't often get email from [REDACTED] [Learn why this is important](#)

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.
Kimberly and Don,

My wife and I own this property and receive the attached notice in the mail last week.

You have indicated that this property has increased in value by 33% or \$469,400.00.

All other property we own in other ND counties (including others in Morton) increased between 0-6%.

The above 33% increase seems excessive. The only changes we have made to the property in last year was replacing some failing unit heaters in the warehouse.

Can you please revisit this assessment and let me know if you are willing to reduce this increase to within the range I stated above?

Sincerely,

Mathew Reichert
Broker Associate/Partner - CCIM

Aspen Group LLP
424 South 3rd Street, Suite 2

Bismarck, ND 58504

www.aspengrouprealestate.com



4200 21 ST SE UNIT 109, MANDAN

Deed: BOYCE/JEFFREY T & SHIRLEY J L/E

Map Area: Shop Condos

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 09/26/2025

CID#: 10110-09

Tax Dist: M1

Review/Date:

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: 21ST ST SHOP CONDO ADDITION

Urban / Commercial

Legal: UNIT 109 LOT 1 BLOCK 1 21ST STREET SHOP CONDOMINIUM ASSOCIATION

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
SqFt X Rate						3,621.00	0.083									
Subtotal						3,621.00	0.083									
Grand Total						3,621.00	0.083									

Street	Utilities	Zoning	Land Use
SqFt X Rate	Paved	City	BUSINESS COMMERCIAL
			Commercial

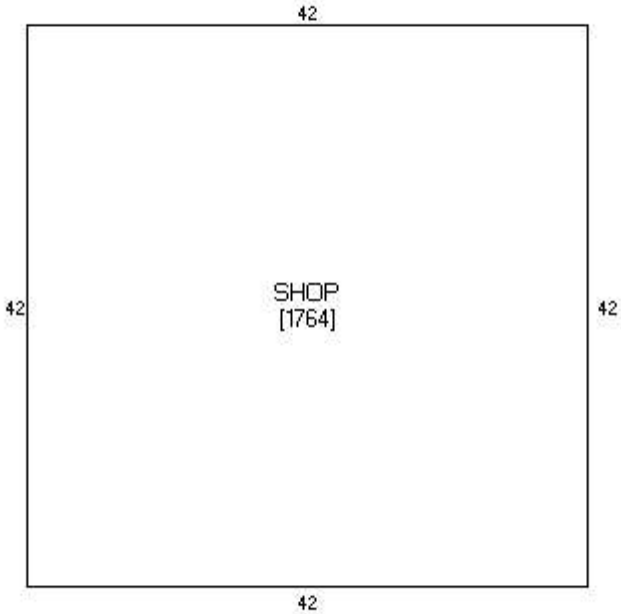
Sales			Building Permits				Values						
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
12/21/2023	\$0	D003	518042	9/16/2015	COMN-15-09	N	\$850,000	New Bldg	Land	\$23,500	\$0	\$0	\$21,700
05/06/2021	\$0	D008	503091						Dwlg		\$0	\$0	
09/30/2016	\$150,000	D013	473766						Impr	\$297,300	\$0	\$0	\$196,400
09/21/2016	\$0	D023	473629						Total	\$320,800	\$0	\$0	\$218,100

Precomputed Structure			Verticals							Plumbing		
Occ. Code	606		Ftg & Fdtn							Rough Plumbing	B	Ext
Occ. Descr.	Metal Shop - Milled Wood Frame		Exterior wall							Toilet Room		
			Interior wall							3-Fixture Bathroom		
			Pilasters									
			Wall facing									
			Windows									
			Fronts/Doors									
Year Built	2016											
EFF Age/Yr	10/ 2016											
Condition	NML											
Description	SHOP											
Width	42											
Ht	18											
Base	1,764											
Basement	0											
GBA	1764											
			Horizontals							Adjustments		
			Basement							Sprinkler - exposed we	1,764	AVG
			Roof							Liner - compo (SFSA)	1,764	AVG
			Ceiling							Liner - compo (SFSA)	3,024	AVG
			Struct. Floor							Interior - finish	81	AVG
			Floor Cover							Mezzanine - finished(n	504	AVG
			Partitions							A/C - Add	504	AVG
			Framing							Sprinkler - exposed we	1,764	AVG
			HVAC									
			Electrical									
			Sprinkler									

Bldg / Addn	Description	Units			Year										
Bldg	O 606 —Metal Shop - Milled Wood Frame														
Pre	P 609 —Metal Light Indust. - Milled Wd Fr	1,764													
Plmb	Rough Plumbing - AVG	1													
Plmb	Toilet Room - AVG	1													
Plmb	3-Fixture Bathroom - AVG	1													
Adj	Sprinkler - exposed wet - AVG	1,764													
Adj	Liner - compo (SFSA) - AVG	1,764													
Adj	Liner - compo (SFSA) - AVG	3,024													
Adj	Interior - finish - AVG	81													
Adj	Mezzanine - finished(no a/c) - AVG	504													
Adj	A/C - Add - AVG	504													
Adj	Sprinkler - exposed wet - AVG	1,764													
Ex	Door	1			2016										
	O.H. - Door - Power, 14 Ft Wide, 16 Ft High														

		Description	Units			Cond	Year								
	Yrd	1 — Paving - Concrete				NML	2016								
	I	1,440 SF, Conc Parking, Avg Pricing													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$21,700	\$0	\$196,400	\$0	\$218,100
2024		Appr	Urban	Comm	\$21,700	\$0	\$191,100	\$0	\$212,800
2023		Appr	Urban	Comm	\$14,500	\$0	\$172,800	\$0	\$187,300
2022		Appr	Urban	Comm	\$14,500	\$0	\$163,200	\$0	\$177,700
2021		Appr	Urban	Comm	\$14,500	\$0	\$149,900	\$0	\$164,400



Sketch 1 of 1



Deed: **OWENS/DAVID A & PATRICIA A**

Contract:

CID#: 10110-08

DBA:

MLS:

Map Area: **Shop Condos**

Route: 000-000-000

Tax Dist: **M1**

Plat Page:

Subdiv: **21ST ST SHOP CONDO ADDITION**

Checks/Tags:

Lister/Date: **GR, 08/31/2016**

Review/Date:

Entry Status: **Inspected**

Urban / Commercial

Legal: UNIT 108 LOT 1 BLOCK 1 21ST STREET SHOP CONDOMINIUM ASSOCIATION

[illegible]

	Street	Utilities	Zoning	Land Use
SqFt X Rate	Paved	City	BUSINESS COMMERCIAL	Commercial

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
05/06/2021	\$0	D008	503096	9/16/2015	COMN-15-09	N	\$850,000	New Bldg	Land	\$23,500	\$0	\$0	\$21,700
10/07/2016	\$150,000	D020	473819						Dwlg		\$0	\$0	
09/21/2016	\$0	D003	473629						Impr	\$211,400	\$0	\$0	\$196,400
									Total	\$234,900	\$0	\$0	\$218,100

[illegible]

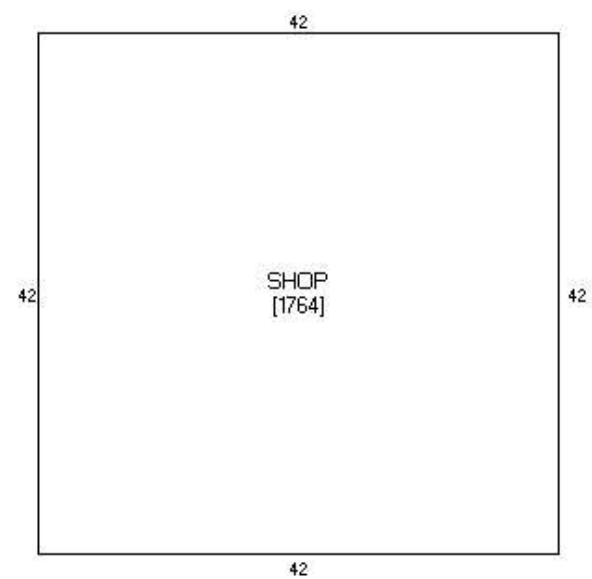
Bldg / Addn	Description	Units	Year					
Bldg	O 606 —Metal Shop - Milled Wood Frame							
Pre	P 609 —Metal Light Indust. - Milled Wd Fr	1,764						
Plmb	Rough Plumbing - AVG	1						
Plmb	Toilet Room - AVG	1						
Adj	Sprinkler - exposed wet - AVG	1,764						
Adj	Liner - compo (SFSA) - AVG	1,764						
Adj	Liner - compo (SFSA) - AVG	3,024						
Adj	Interior - finish - AVG	81						
Ex	Door	1	2016					
	O.H. - Door - Power, 14 Ft Wide, 16 Ft High							

		Description	Units			Cond	Year						
Yrd		1 — Paving - Concrete				NML	2016						
I		1,440 SF, Conc Parking, Avg Pricing											

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$21,700	\$0	\$196,400	\$0	\$218,100
2024		Appr	Urban	Comm	\$21,700	\$0	\$191,100	\$0	\$212,800
2023		Appr	Urban	Comm	\$14,500	\$0	\$172,800	\$0	\$187,300

**Permit Details:**

Permit Tagged	Date	Reason	Number	Amount	Date To Check	Comments
No	9/16/2015	New Bldg	COMN-15-0954	\$850,000	1/1/2017	NINE SHOP CONDOS ONE PERMIT





65-6136710 SP/SF \$269
1109 CHIPPEWA LOOP NE TLA:1,892
5/9/2025 508,750 Yr Blt: 2021



65-6136710 SP/SF \$222
1109 CHIPPEWA LOOP NE TLA:1,892
2/18/2022 419,900 Yr Blt: 2021



65-6136725 SP/SF \$222
1113 CHIPPEWA LOOP NE TLA:1,892
4/29/2022 419,900 Yr Blt: 2021



65-6136845 SP/SF \$227
1004 DIVISION ST NE TLA:1,730
7/1/2022 393,000 Yr Blt: 2020



65-6136740 SP/SF \$304
1117 CHIPPEWA LOOP NE TLA:1,710
12/15/2025 519,433 Yr Blt: 2025



65-6136815 SP/SF \$207
1112 CHIPPEWA LOOP NE TLA:1,687
3/6/2023 349,900 Yr Blt: 2021



65-6136830 SP/SF \$235
1122 CHIPPEWA LOOP NE TLA:1,687
9/15/2022 396,201 Yr Blt: 2021

1004 DIVISION ST NE, MANDAN

Deed: WISE/BRAD & LYNNETTE

Map Area: Zone 2 - Townhomes

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: JLF, 01/27/2022

CID#: 12127

Tax Dist: M1

Review/Date: JLF, 04/23/2021

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: MANDAN HILL 1ST ADDITION

Urban / Residential

Legal: LOT 3 BLOCK 2 MANDAN HILL 1ST

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
Unit Site						7,250.00	0.166						
Grand Total						7,250.00	0.166						

Street		Utilities		Zoning		Land Use	
Unit Site	Paved	City		RESIDENTIAL SINGLE FAMILY		Residential	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
07/01/2022	\$393,000	D004	511135	10/19/2023	FIRE-23-062	C	\$0	Fireplace	Land	\$60,000	\$0	\$0	\$60,000
				9/15/2020	RESN-20-06	C	\$219,357	New Bldg	Dwlg	\$316,500	\$0	\$0	\$288,700
									Impr		\$0	\$0	
									Total	\$376,500	\$0	\$0	\$348,700

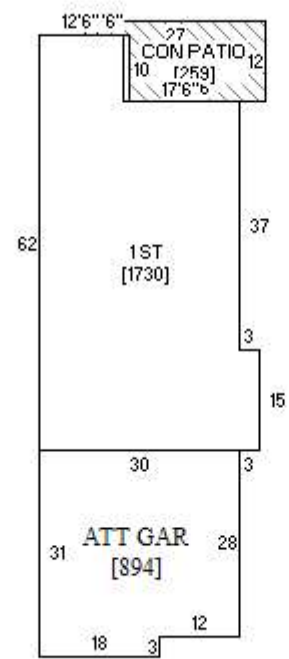
Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	5	Bedrooms Above #	2	Standard Bath - 3 Fixt	2	Addition	No Additions	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt		Year Built		Year Built	2020
Year Built	2020					Toilet Room (1/2 Bath)		EFA		EFA	6
EFA / EFYr	6 / 2020					Lavatory (Sink w/vanity)		EFA Year		EFF Year	2020
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style		Style	Att Fr.
Style	1 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)		W X L	0' X 0'
AreaSF/TLA	1,730 / 1,730	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition		Area (SF)	894
GLA 1st/2nd	1,730 / 0	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)		Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Gas	1	Sauna		2nd Flr Adj.		Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat		Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC		Qtrs Over	None
		Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	
Condition	NML	Appliances				Custom Tub				Qtrs AC (SF)	
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt					
Basement	Slab	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	2
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 3.00
Heat	Yes	Dishwasher		1 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		1 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



© 1995-2025 Vanguard Appraisals, Inc.
(rev. 28.0.58.5536)

Bldg / Addn	Description	Units	Year				
	112 — Townhouse						
	1 Story Townhouse	1,730					
	Adjustment for basement - Slab						
	Base Heat						
	Add Central Air	1,730					
	Deck #1: Concrete Patio	259 SF					
	Plumbing	3					
	B.I. Appliances	2					
#1	Fireplace: Gas	1					
Gar	Att Frame	894 SF	2020				

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$60,000	\$288,700	\$0	\$0	\$348,700
2024		Appr	Urban	Res	\$60,000	\$280,100	\$0	\$0	\$340,100
2023		Appr	Urban	Res	\$60,000	\$270,200	\$0	\$0	\$330,200



Sketch 1 of 1



Permit Details:

Permit Date Tagged	Reason	Number	Amount Date To Check	Comments
10/19/2023 Complete	Fireplace	FIRE-23-0620	\$0 1/1/2023	FIREPLACE
9/15/2020 Complete	New Bldg	RESN-20-0643	\$219,357 6/1/2022	TWIN HOME SLAB ON GRADE ARR GAR NO DECKS

PDF+PIN: 008+65-5574742
301 1/2 E MAIN ST, MANDAN

Deed: FREIDT INC
Contract:
CID#: 05189-A
DBA:
MLS:

City of Mandan

WORKING
Map Area: Zone 8 - Vacant Land
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: N.P. LEASE

Thu, 4/2/2026, 3:52 PM Page 1
Checks/Tags:
Lister/Date:
Review/Date: KM, 03/10/2023
Entry Status:

Urban / Commercial
Legal: BN LEASE #24615 N.P. LEASE

Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres										
Lump Sum						3,875.00	0.089										
Grand Total						3,875.00	0.089										
Street			Utilities			Zoning			Land Use								
Lump Sum	Gravel				None				BUSINESS COMMERCIAL				Commercial				
Sales					Building Permits					Values							
Date	\$ Amount	NUTC	Recording		Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R		St. Equalized	Pr Yr: 2025		
					6/17/2003	6303	N	\$0	840	Land	\$10,000	\$0		\$0	\$10,000		
					5/6/2003	5803	N	\$0	860	Dwlg		\$0		\$0			
					1/15/2003	1003	N	\$50,000	280	Impr		\$0		\$0			
										Total	\$10,000	\$0		\$0	\$10,000		

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$10,000	\$0	\$0	\$0	\$10,000
2024		Appr	Urban	Comm	\$10,000	\$0	\$0	\$0	\$10,000
2023		Appr	Urban	Comm	\$10,000	\$0	\$0	\$0	\$10,000

Permit Details:

Permit Tagged	Date	Reason	Number	Amount	Date To Check	Comments
No	6/17/2003	840	6303	\$0	1/1/2014	
No	5/6/2003	860	5803	\$0	1/1/2014	
No	1/15/2003	280	1003	\$50,000	1/1/2014	COMMERCIAL REMODELING AND ADDITION

Deed: BILL BARTH FORD
Contract:
CID#: 05182
DBA: KIA OF BISMARCK-MANDAN
MLS:

Map Area: Zone 10 - Com
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: N.P. LEASE

Checks/Tags:
Lister/Date:
Review/Date:
Entry Status:

Urban / Commercial
Legal: BNSF LEASE BF51082

Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
SqFt X Rate						29,940.00	0.687									
Subtotal						29,940.00	0.687									
Grand Total						29,940.00	0.687									
Street			Utilities			Zoning			Land Use							
SqFt X Rate	Gravel				None			HEAVY COMMERCIAL/LIGHT INDUSTRIAL R				Commercial				
Sales					Building Permits					Values						
Date	\$ Amount	NUTC	Recording		Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R		St. Equalized	Pr Yr: 2025	
					1/17/2006	1606	N	\$29,000	380	Land	\$217,100	\$0		\$0	\$37,700	
					1/17/2006	206	N	\$0	820	Dwlg		\$0		\$0		
					3/12/2002	6602	N	\$200	500	Impr	\$63,300	\$0		\$0		
					6/14/2000	22500	N	\$2,000	280	Total	\$280,400	\$0		\$0	\$37,700	

	Description	Units		Cond	Year				
Yrd	1 — Paving - Concrete			NML	2005				
I	20,000 SF, Conc Parking, Avg Pricing								

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025	ACCESSED/ADJOINING w/Exemptions applied:	Appr	Urban	Comm	\$37,700 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$37,700 \$0
2024	w/Exemptions applied:	Appr	Urban	Comm	\$37,700 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$37,700 \$0
2023	w/Exemptions applied:	Appr	Urban	Comm	\$37,700 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$37,700 \$0

Permit Details:

Permit Date Tagged	Reason	Number	Amount	Comments
1/17/2006 No	380	1606	\$29,000 1/1/2014	DEMOLITION OF COMMERCIAL BUILDING
1/17/2006 No	820	206	\$0 1/1/2014	
3/12/2002 No	500	6602	\$200 1/1/2014	SIGN
6/14/2000 No	280	22500	\$2,000 1/1/2014	COMMERCIAL REMODELING AND ADDITION

BNSF RAILWAY COMPANY
LEASES CHANGES MADE DURING
2025 STATE OF NORTH DAKOTA

MORTON COUNTY

CITY	LESSEE NAME	LEASE #	COMMENTS
TERMINATED			
MANDAN	PIN: 65-5574742 FREIDT, INC. 1605 3RD AVE NW MANDAN, ND 58554	BF24615	TERMINATED 7/23/2025
<i>Taxes Due:</i> <i>2023 174.24 2025 133.92</i> <i>2024 157.06 through March 31, 2026</i>			
MANDAN	PIN: 65-5546000/65-3155990 BILL BARTH FORD DBA SATURN OF BISMARCK P.O. BOX 160 MANDAN, ND 58554	BF51082	TERMINATED 7/25/2025
<i>Parcel Retired</i>			

Mandan Assessing

From: Mandan Assessing
Sent: Monday, March 30, 2026 3:38 PM
To: Mark Thelen
Subject: RE: appeal of values, request for information used to determine new value and any updated information on the properties
Attachments: PARCEL CHANGES.xlsx; comparables (2).pdf; PUBLIC PRC 65-6116925.pdf; TOWNHOUSE RENT.pdf; 65-6117125 PUBLIC PRC.pdf; PUBLIC PRC 65-6117325.pdf; PUBLIC PRC 65-6117525.pdf

Mark,

Attached please find the 4 property record card for your review,

Also attached are the sales from this year, we have sales of apartment buildings that range from 72,916/unit to 143,472/unit. Your apartment building is valued at 126,575.

Your other townhouse style units are a much different market where rents are over 2k per your listing. We do not have sales of these specific units.

An excel sheet will identify what was added to each building this year during our in person review of the property.

Let us know if you have any questions

-jon



Jonathan Fleischer | Senior Real Property Appraiser
City of Mandan Assessing
701.667.3232 | jonathan.fleischer@cityofmandan.com
205 2nd Ave NW, Mandan, ND 58554
www.cityofmandan.com/assessing

[Click here to view City of Mandan Property Record Cards](#)
[Click here to view Property Tax Calculator](#)

From: Mark Thelen
Sent: Friday, March 27, 2026 4:49 PM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: appeal of values, request for information used to determine new value and any updated information on the properties

You don't often get email from .

. [Learn why this is important](#)

*****WARNING: EXTERNAL EMAIL***** DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

I spoke with John earlier today and requested the following 4 parcels' value to be appealed. Also please send any sales used to determine new value and any changes in the properties characteristics that were updated form last year

Thank you

Markj

Mark Thelen

Thelen Consulting

CASCADE
APARTMENT AND TOWNHOMES

PARCEL	2025	2026	
65-6116925	\$ 4,781,200	\$ 5,569,300	MISSING GARAGE AND WRONG SQ FT ON OTHERS, ADDED PAVING
65-6117125	\$ 4,157,800	\$ 4,386,100	ADDED PAVING AND YARD SPRINKLERS
65-6117325	\$ 5,277,500	\$ 5,505,700	CORRECT DECK SIZES ADDED PAVING AND YARD SPRINKLERS
65-6117525	\$ 4,675,200	\$ 4,999,000	ADDED PAVING AND YARD SPRINKLERS



+65-3748000

+

65-1535000 GBA: 13,260 Units: 12 +12
3 ST NE SP/Unit 145,833 72,900
7/28/2025 1,750,000 Yr Blt: 1977

Multi Parcel



65-4548000 GBA: 14,340 Units: 24
KYLE LN NW SP/Unit 187,500
12/1/2025 4,500,000 Yr Blt: 2002



65-3748000 GBA: 12,546 Units: 12
200 3 AVE SW SP/Unit 145,833
7/28/2025 1,750,000 Yr Blt: 1975



65-1804230 GBA: 14,416 Units: 36
MCKENZIE DR SP/Unit 143,472
8/20/2025 5,165,000 Yr Blt: 2002



65-4547000 GBA: 13,600 Units: 24 +24
KYLE LN NW SP/Unit 187,500 93,750
12/1/2025 4,500,000 Yr Blt: 1998



Assisted Living w/ Large Vacancy

65-6101325 GBA: 58,654 Units: 78
21 ST SE SP/Unit 83,333
2/1/2025 6,500,000 Yr Blt: 2013

3011 COTTAGEWOOD LANE NW, MANDAN

Deed: CASCADES TOWNHOMES II LLC

Map Area: Apartment Buildings 40+ UNIT Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 07/07/2025

CID#: 11406

Tax Dist: M1

Review/Date: MA, 10/18/2018

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: EAGLE RIDGE 1ST ADDITION

Urban / Commercial

Legal: LOT 2 BLOCK 1 EAGLE RIDGE FIRST

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
SqFt X Rate						68,348.00	1.569						
Subtotal						68,348.00	1.569						
Grand Total						68,348.00	1.569						

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		RESIDENTIAL MULTI-FAMILY DWELLINGS		Commercial	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
09/30/2019	\$0	D008	491090	11/3/2016	FIRE-16-124	N	\$0	Fireplace	Land	\$273,400	\$0	\$0	\$273,400
03/31/2016	\$0	D008	470654	4/14/2016	MFHM-16-02	N	\$954,539	New Dwlg	Dwlg		\$0	\$0	
				4/14/2016	MFHM-16-02	N	\$1,430,124	New Dwlg	Impr	\$4,112,700	\$0	\$0	\$3,884,400
				4/14/2016	MFHM-16-02	N	\$636,523	New Dwlg	Total	\$4,386,100	\$0	\$0	\$4,157,800

Res. Structure		Finish				Plumbing				Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1		
Occ. Descr.	Townhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt	1	Year Built	2016	Year Built	2016		
Year Built	2016					Toilet Room (1/2 Bath)	1	EFA	10	EFA	10		
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016		
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.		
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	25	W X L	0' X 0'		
AreaSF/TLA	750 / 1,933	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	473		
GLA 1st/2nd	750 / 1,183	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No		
Condition	NML	Flooring	LAMINATE/CARPET			Fbgls Service Sink		Bsmt (SF)		Condition	NML		
Basement	None	Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)			
No Bsmt Flr.	0	Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	Yes	Heat	FHA - Gas	Interior Finish	<None>
Heat	FHA - Gas	Pipeless #	0			Metal St Sh Bath		AC	Yes	Attic (SF)		Interior Finish (SF)	
AC	Yes	Hand Fired (Y/N)	No			Metal Stall Shower						Qtrs Over	Frame
Attic	None	Space Heat #	0			Cust Bath - 3 Fixt						Qtrs Over (SF)	408
		Appliances				Custom Tub						Qtrs AC (SF)	408
		Range Unit	[EMPTY]			Cust Bath - 4 Fixt						Door Opnrs	1
		Oven - Single	[EMPTY]			Cust Tile Full Bath						Stalls- Bsmt / Gar	-- / 2.00
		Oven - Double	[EMPTY]			Cust Tile SS Bath							
		Dishwasher	1 [EMPTY]			Cust Bath - 5 Fixt							
		Microwave	1 [EMPTY]			Cust Tile Shower/Tub							
						Cust Tile SSB +lav							
						Cust Tile SSB w/std Tub							
						Cust Tile SSB - 5 Fixt							
						Cust Bath +lav							
						Cust Bath w/Cust SS							
						Cust Bath w/Cust SS +lav							
						Bidet							
						Hot Tub							
						Water Only w/Sink							
						Sewer & Water Only							
						No Plumbing							
						No Hot Water Tank							



Bldg / Addn 1 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2016				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	2FLRA 25 SF	2016				

[illegible]

Bldg / Addn 2 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

[illegible]

Bldg / Addn 3 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

[illegible]

Bldg / Addn 4 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

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Bldg / Addn 5 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

[illegible]

Bldg / Addn 6 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

[illegible]

Bldg / Addn 7 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

[illegible]

Bldg / Addn 8 of 18	Description	Units	Year					
	112 — Townhouse							
	2 Story Townhouse	750						
	Adjustment for basement - None							
	Base Heat: FHA - Gas							
	Add Central Air	750						
	Deck #1: Concrete Patio	72 SF						
	Plumbing	4						
	B.I. Appliances	2						
#1	Fireplace: Prefab	1						
Gar	Att Frame	473 SF	2016					
	Qtrs Over: Frame	408 SF						
Adtn	1 Story Frame	2FLRA 25 SF	2016					

[illegible]

Bldg / Addn 9 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2016				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	2FLRA 25 SF	2016				

[illegible]

Bldg / Addn 10 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2016				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	2FLRA 25 SF	2016				

Res. Structure 11 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath - 3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Cust Bath - 4 Fixt		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Tile Full Bath				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile SS Bath					
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Bath - 5 Fixt				Door Opnrs	1
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Tile Shower/Tub				Stalls- Bsmt / Gar	-- / 2.00
AC	Yes	Microwave		1	[EMPTY]	Cust Tile SSB +lav					
Attic	None	[EMPTY]				Cust Tile SSB w/Std Tub					
		Jennair				Cust Bath - 5 Fixt					
		Security System				Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
11 of 18	112 — Townhouse					
	2 Story Frame	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	24 SF	2016			

Res. Structure 12 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
12 of 18	112 — Townhouse					
	2 Story Frame	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	52 SF	2016			

Res. Structure 13 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
13 of 18	112 — Townhouse					
	2 Story Frame	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	52 SF	2016			

Res. Structure 14 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath - 3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
14 of 18	112 — Townhouse					
	2 Story Frame	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	24 SF	2016			

Res. Structure 15 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
15 of 18	112 — Townhouse					
	2 Story Frame	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	24 SF	2016			

[illegible]

Bldg / Addn	Description	Units	Year			
16 of 18	112 — Townhouse					
	2 Story Frame	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	52 SF	2016			

Res. Structure 17 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath - 3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath					
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Door Opnrs	1
Heat	FHA - Gas	Dishwasher	1	[EMPTY]		Cust Bath - 5 Fixt				Stalls- Bsmt / Gar	-- / 2.00
AC	Yes	Microwave	1	[EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



Bldg / Addn	Description	Units	Year			
17 of 18	112 — Townhouse					
	2 Story Frame	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	52 SF	2016			

Res. Structure 18 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2016	Year Built	2016
Year Built	2016	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)		EFA	10	EFA	10
EFA / EFYr	10 / 2016					Lavatory (Sink w/vanity)		EFA Year	2016	EFF Year	2016
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Frame	Exterior Walls	Vinyl			Sink		Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		1 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
18 of 18	112 — Townhouse					
	2 Story Frame	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	120 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	2				
	B.I. Appliances	2				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2016			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2016			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	24 SF	2016			

	Description	Units		Cond	Year					
Yrd	1 — Yard Sprinkler System			NML	2016					
I	27,339 SF									
Yrd	1 — Paving - Concrete			NML	2016					
I	14,500 SF, Conc Parking, Avg Pricing									

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$273,400	\$0	\$3,884,400	\$0	\$4,157,800
2024		Appr	Urban	Comm	\$273,400	\$0	\$3,288,500	\$0	\$3,561,900
2023		Appr	Urban	Comm	\$273,400	\$0	\$3,001,200	\$0	\$3,274,600

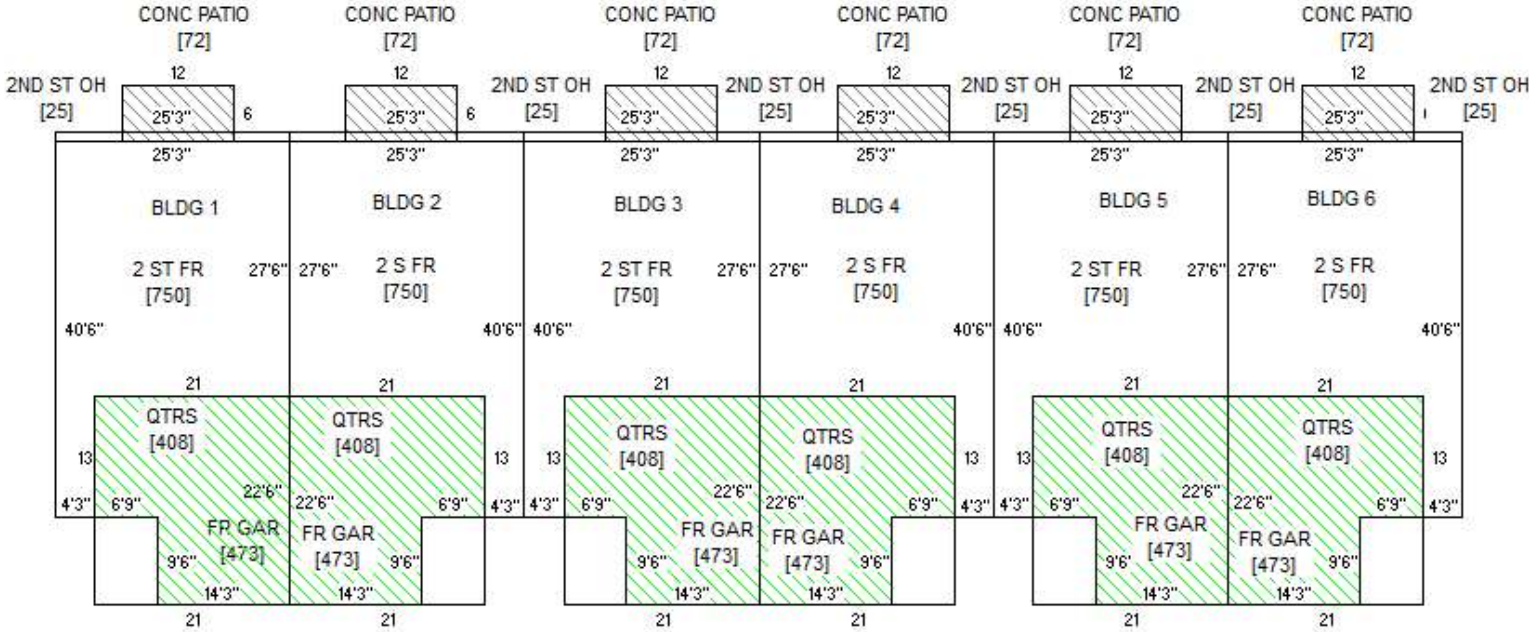


3011

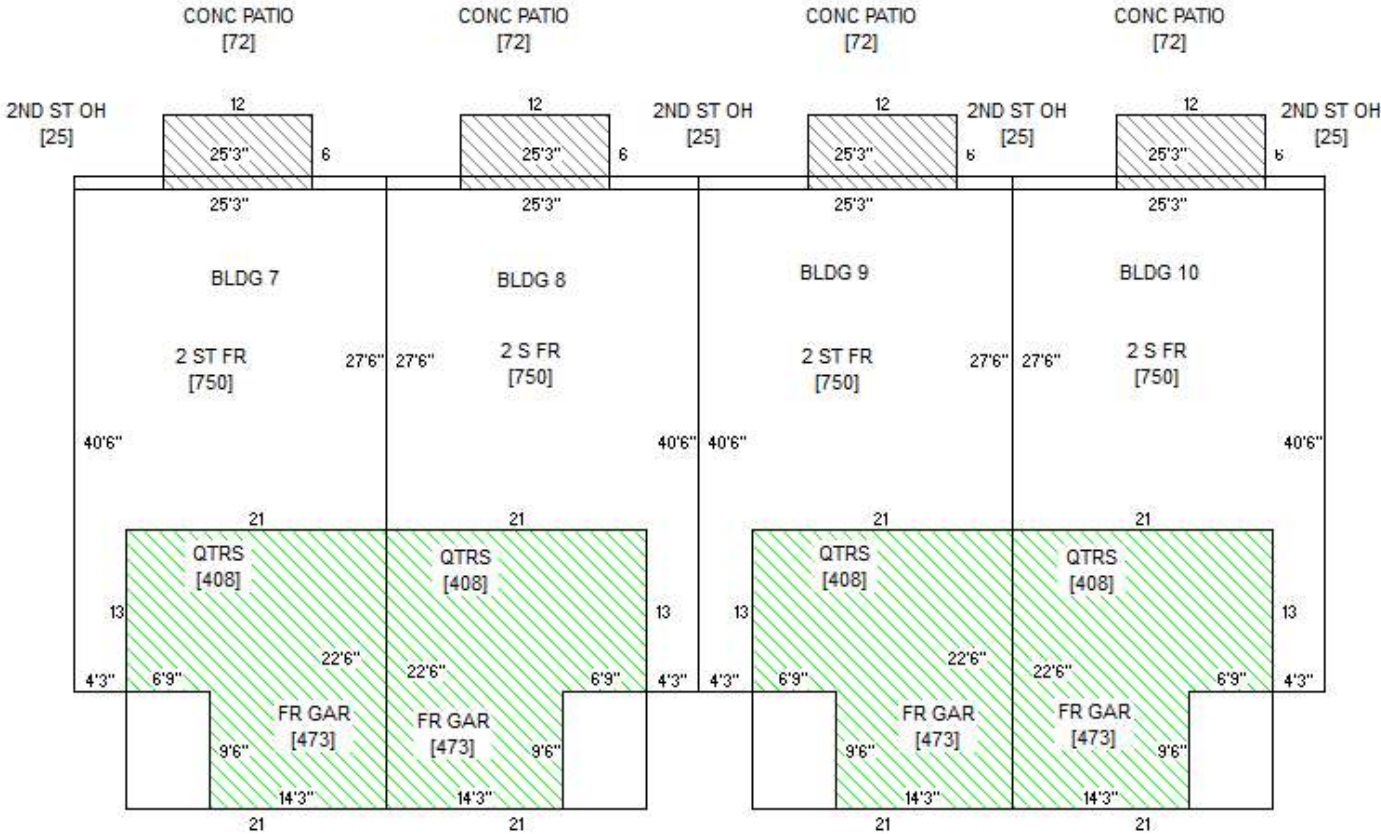
Permit Details:

Permit Tagged	Date	Reason	Number	Amount	Date To Check	Comments
No	11/3/2016	Fireplace	FIRE-16-1249	\$0	1/1/2017	PARTIAL FOR 2017 PERMITS FOR ALL FOUR BLDGS EACH HAS FP
No	4/14/2016	New Dwlg	MFHM-16-0234	\$954,539	1/1/2017	BLDG #3019 SLAB ON GRADE FOUR PLEX MAIN, UPPER, GARAGE
No	4/14/2016	New Dwlg	MFHM-16-0233	\$1,430,124	1/1/2017	BLDG #3011 SLAB ON GRADE SIX PLEX MAIN WITH UPPER LEVEL GARAGE
No	4/14/2016	New Dwlg	MFHM-16-0232	\$636,523	1/1/2018	BLDG #3014 THREE LEVEL FOUR PLEX BASEMENT, MAIN, UPPER, GARAGE, DECKS
No	4/14/2016	New Dwlg	MFHM-16-0231	\$636,523	1/1/2017	BLDG #3022 THREE LEVEL FOUR PLEX BASEMENT, MAIN UPPER, GARAGE DECKS

3011

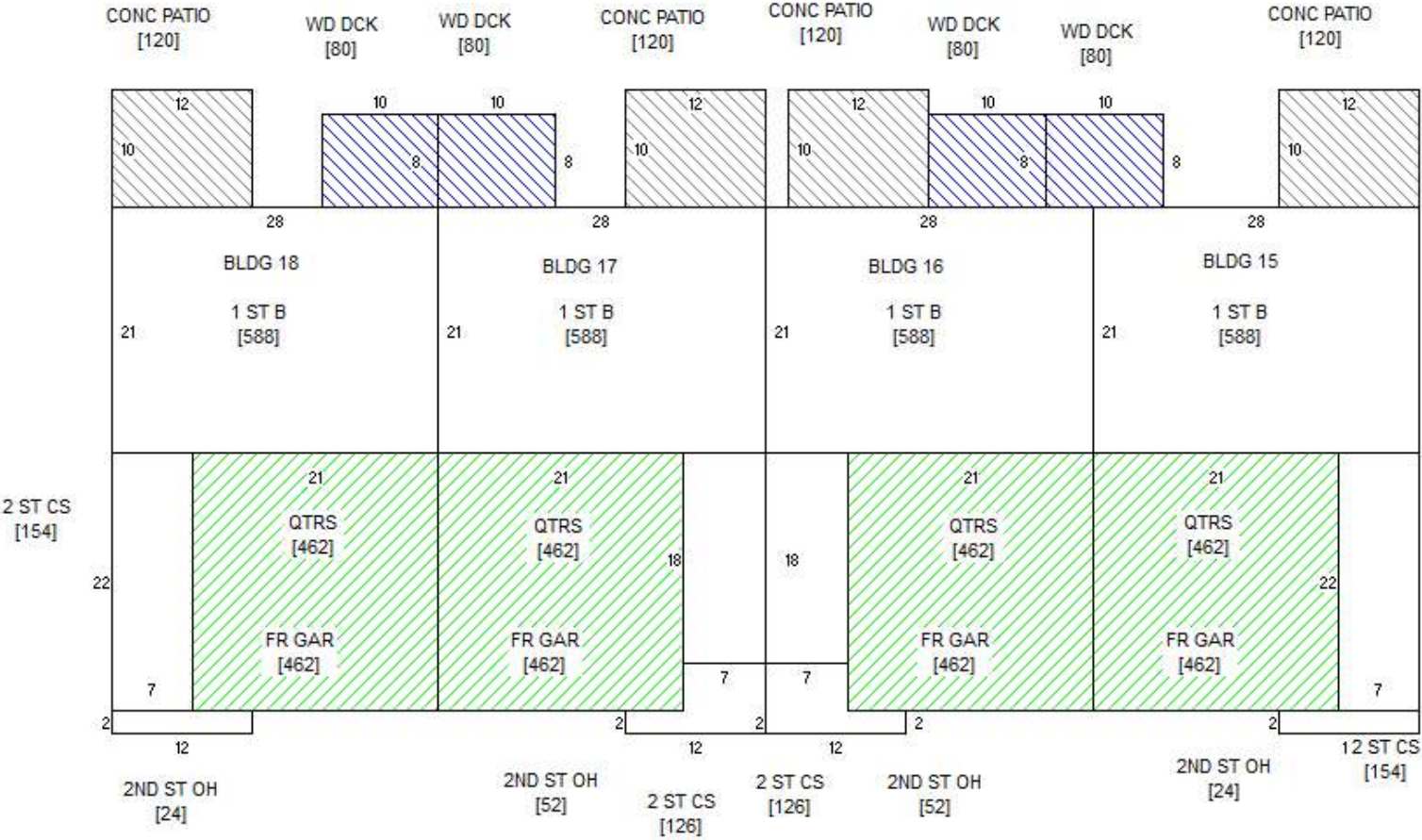


3019





3022



2821 COTTAGEWOOD DR, MANDAN

Deed: CASCADES TOWNHOMES II LLC

Map Area: Apartment Buildings 40+ UNIT Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 06/24/2025

CID#: 11407

Tax Dist: M1

Review/Date: LT, 03/27/2019

DBA:

Plat Page:

Entry Status: Exterior Review

MLS:

Subdiv: EAGLE RIDGE 1ST ADDITION

Urban / Commercial

Legal: LOT 3 BLOCK 1 EAGLE RIDGE 1ST

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
SqFt X Rate						90,632.00	2.081						
Subtotal						90,632.00	2.081						
Grand Total						90,632.00	2.081						

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		RESIDENTIAL MULTI-FAMILY DWELLINGS		Commercial	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
08/16/2017	\$209,000	D025	478299	4/11/2019	FIRE-19-013	N	\$0	Fireplace	Land	\$362,500	\$0	\$0	\$362,500
				7/6/2017	MFHM-17-05	N	\$1,470,505	New Dwlg	Dwlg		\$0	\$0	
				7/6/2017	MFHM-17-05	N	\$1,545,162	New Dwlg	Impr	\$5,143,200	\$0	\$0	\$4,915,000
				7/6/2017	MFHM-17-05	C	\$1,545,162	New Dwlg	Total	\$5,505,700	\$0	\$0	\$5,277,500

Res. Structure		Finish				Plumbing				Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1		
Occ. Descr.	Townhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017		
Year Built	2017					Toilet Room (1/2 Bath)	1	EFA	9	EFA	9		
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017		
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.		
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	25	W X L	0' X 0'		
AreaSF/TLA	750 / 1,933	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	473		
GLA 1st/2nd	775 / 1,158	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No		
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)		Condition	NML		
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)			
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Heat	FHA - Gas	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		AC	Yes	Attic (SF)		Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower						Qtrs Over	Frame
		Space Heat #	0			Cust Bath - 3 Fixt						Qtrs Over (SF)	408
Condition	NML					Custom Tub						Qtrs AC (SF)	408
		Appliances				Cust Bath - 4 Fixt							
Basement	None	Range Unit	[EMPTY]			Cust Tile Full Bath						Door Opnrs	1
No Bsmt Flr.	0	Oven - Single	[EMPTY]			Cust Tile SS Bath						Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Oven - Double	[EMPTY]			Cust Bath - 5 Fixt							
AC	Yes	Dishwasher	1 [EMPTY]			Cust Tile Shower/Tub							
Attic	None	Microwave	1 [EMPTY]			Cust Tile SSB +lav							
		Jennair				Cust Tile SSB w/std Tub							
		Security System				Cust Tile SSB - 5 Fixt							
						Cust Bath +lav							
						Cust Bath w/Cust SS							
						Cust Bath w/Cust SS +lav							
						Bidet							
						Hot Tub							
						Water Only w/Sink							
						Sewer & Water Only							
						No Plumbing							
						No Hot Water Tank							



Bldg / Addn 1 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

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Bldg / Addn 2 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 3 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 4 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

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Bldg / Addn 5 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 6 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 7 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 8 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 9 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

Res. Structure		10 of 22		Finish		Plumbing		Addition		Garage			
Occ. Code	112	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1		
Occ. Descr.	Townhouse	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017		
						Toilet Room (1/2 Bath)	1	EFA	9	EFA	9		
Year Built	2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017		
EFA / EFYr	9 / 2017					Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.		
Arch. Dsgn	Conventional	Foundation	Conc			Sink	1	Area (SF)	25	W X L	0' X 0'		
Style	2 Story Townhouse	Exterior Walls	Vinyl			Showers Stall/Tub		Condition	Normal	Area (SF)	473		
		Roof	Gable/Asph Comp			Wet Bar				No Flr Adj.	No		
		Interior Finish	Drwl			Fbgls Service Sink		Bsmt (SF)		Condition	NML		
AreaSF/TLA	750 / 1,933	Flooring	LAMINATE/CARPET			Urinal		NoBsmt Flr(SF)		Bsmt (SF)			
GLA 1st/2nd	775 / 1,158	Non-base Heating		Fireplace		Sauna		2nd Flr Adj.	No	Interior Finish	<None>		
		Floor/Wall #	0	Prefab	1	Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)			
		Pipeless #	0			Metal Stall Shower		AC	Yes	Qtrs Over	Frame		
		Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	408		
Condition	NML	Space Heat #	0			Custom Tub						Qtrs AC (SF)	408
		Appliances				Cust Bath - 4 Fixt							
Basement	None	Range Unit	[EMPTY]			Cust Tile Full Bath						Door Opnrs	1
		Oven - Single	[EMPTY]			Cust Tile SS Bath						Stalls- Bsmt / Gar	-- / 2.00
No Bsmt Flr.	0	Oven - Double	[EMPTY]			Cust Bath - 5 Fixt							
		Dishwasher	1	[EMPTY]		Cust Tile Shower/Tub							
Heat	FHA - Gas	Microwave	1	[EMPTY]		Cust Tile SSB +lav							
		[EMPTY]				Cust Tile SSB w/Std Tub							
AC	Yes	Jennair				Cust Tile SSB - 5 Fixt							
Attic	None	Security System				Cust Bath +lav							
						Cust Bath w/Cust SS							
						Cust Bath w/Cust SS +lav							
						Bidet							
						Hot Tub							
						Water Only w/Sink							
						Sewer & Water Only							
						No Plumbing							
						No Hot Water Tank							

Bldg / Addn 10 of 22	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
	Adjustment for basement - None						
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

Res. Structure 11 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		6 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
11 of 22	112 — Townhouse					
	2 Story Townhouse	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2	Adtn 1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2	Adtn 1 Story Frame	24 SF	2017			

Res. Structure 12 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year				
12 of 22	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	80 SF					
	Plumbing	5					
	B.I. Appliances	12					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2	Adtn 1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2	Adtn 1 Story Frame	52 SF	2017				

Res. Structure 13 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year				
13 of 22	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	80 SF					
	Plumbing	5					
	B.I. Appliances	12					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2	Adtn 1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2	Adtn 1 Story Frame	52 SF	2017				

Res. Structure 14 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
14 of 22	112 — Townhouse					
	2 Story Townhouse	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2	Adtn 1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2	Adtn 1 Story Frame	52 SF	2017			

Res. Structure 15 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
15 of 22	112 — Townhouse					
	2 Story Townhouse	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2	Adtn 1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2	Adtn 1 Story Frame	52 SF	2017			

[illegible]

Bldg / Addn	Description	Units	Year			
16 of 22	112 — Townhouse					
	2 Story Townhouse	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	80 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2 Adtn	1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2 Adtn	1 Story Frame	24 SF	2017			

Res. Structure 17 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
17 of 22	112 — Townhouse					
	2 Story Townhouse	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	90 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2	Adtn 1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2	Adtn 1 Story Frame	24 SF	2017			

Res. Structure 18 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year				
18 of 22	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	12					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2	Adtn 1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2	Adtn 1 Story Frame	52 SF	2017				

Res. Structure 19 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		6 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
19 of 22	112 — Townhouse					
	2 Story Townhouse	126				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	126				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	90 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2	Adtn 1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2	Adtn 1 Story Frame	52 SF	2017			

Res. Structure 20 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		6 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year			
20 of 22	112 — Townhouse					
	2 Story Townhouse	154				
	Adjustment for basement - Crawl					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl				
	Base Heat: FHA - Gas					
	Add Central Air	154				
	Deck #1: Concrete Patio	96 SF				
	Deck #2: Wood Deck	90 SF				
	Plumbing	5				
	B.I. Appliances	12				
#1	Fireplace: Prefab	1				
	Gar Att Frame	462 SF	2017			
	Qtrs Over: Frame	462 SF				
1 of 2	Adtn 1 Story Frame	588 SF	2017			
	Basement area	588 SF				
2 of 2	Adtn 1 Story Frame	24 SF	2017			

Res. Structure 21 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year				
21 of 22	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	12					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure 22 of 22		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		6	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		6	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year				
22 of 22	112 — Townhouse						
	2 Story Townhouse	154					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	154					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	12					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2	Adtn 1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2	Adtn 1 Story Frame	24 SF	2017				

	Description	Units		Cond	Year					
Yrd	1 — Yard Sprinkler System			NML	2017					
I	36,250 SF									
Yrd	1 — Paving - Concrete			NML	2017					
I	11,000 SF, Conc Parking, Avg Pricing									

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$362,500	\$0	\$4,915,000	\$0	\$5,277,500
2024		Appr	Urban	Comm	\$362,500	\$0	\$4,437,800	\$0	\$4,800,300
2023		Appr	Urban	Comm	\$362,500	\$0	\$3,665,400	\$0	\$4,027,900



Photo 1 of 2 06/23/2025



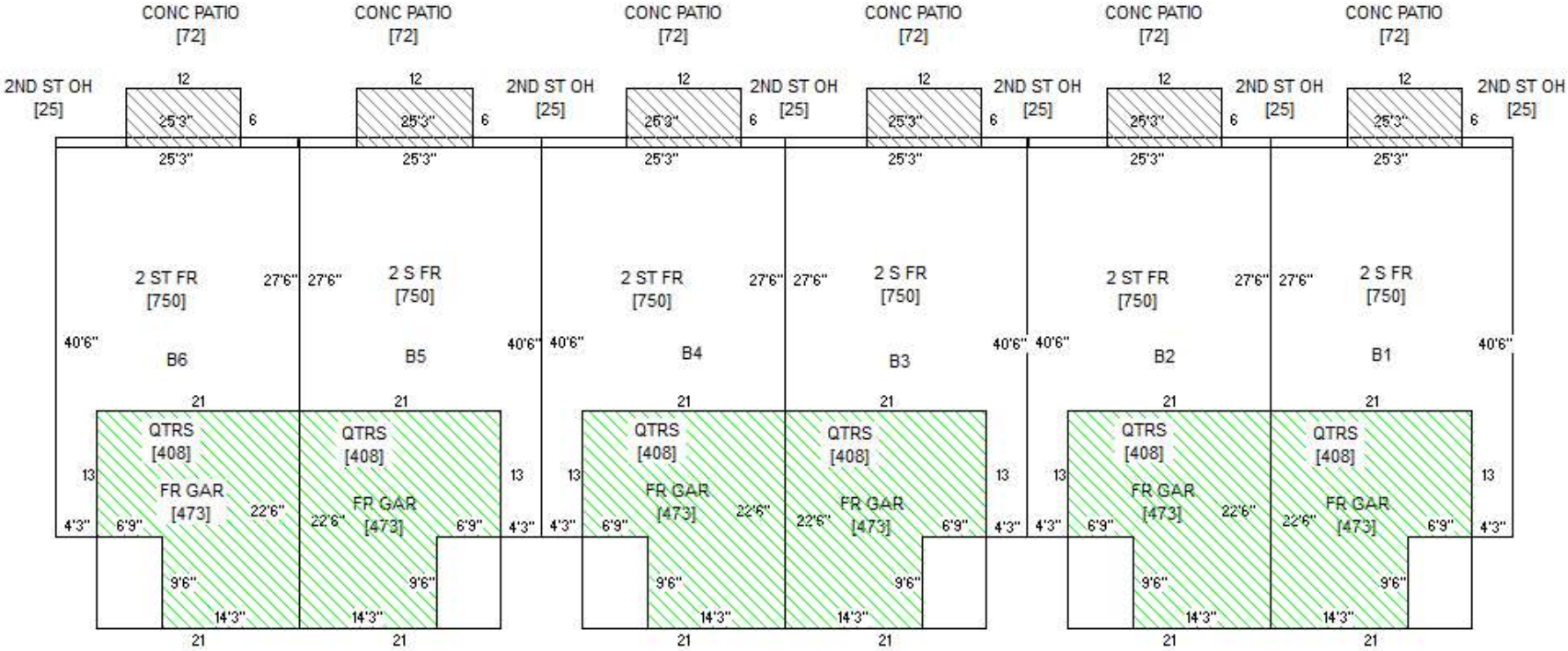
Photo 2 of 2 03/27/2019

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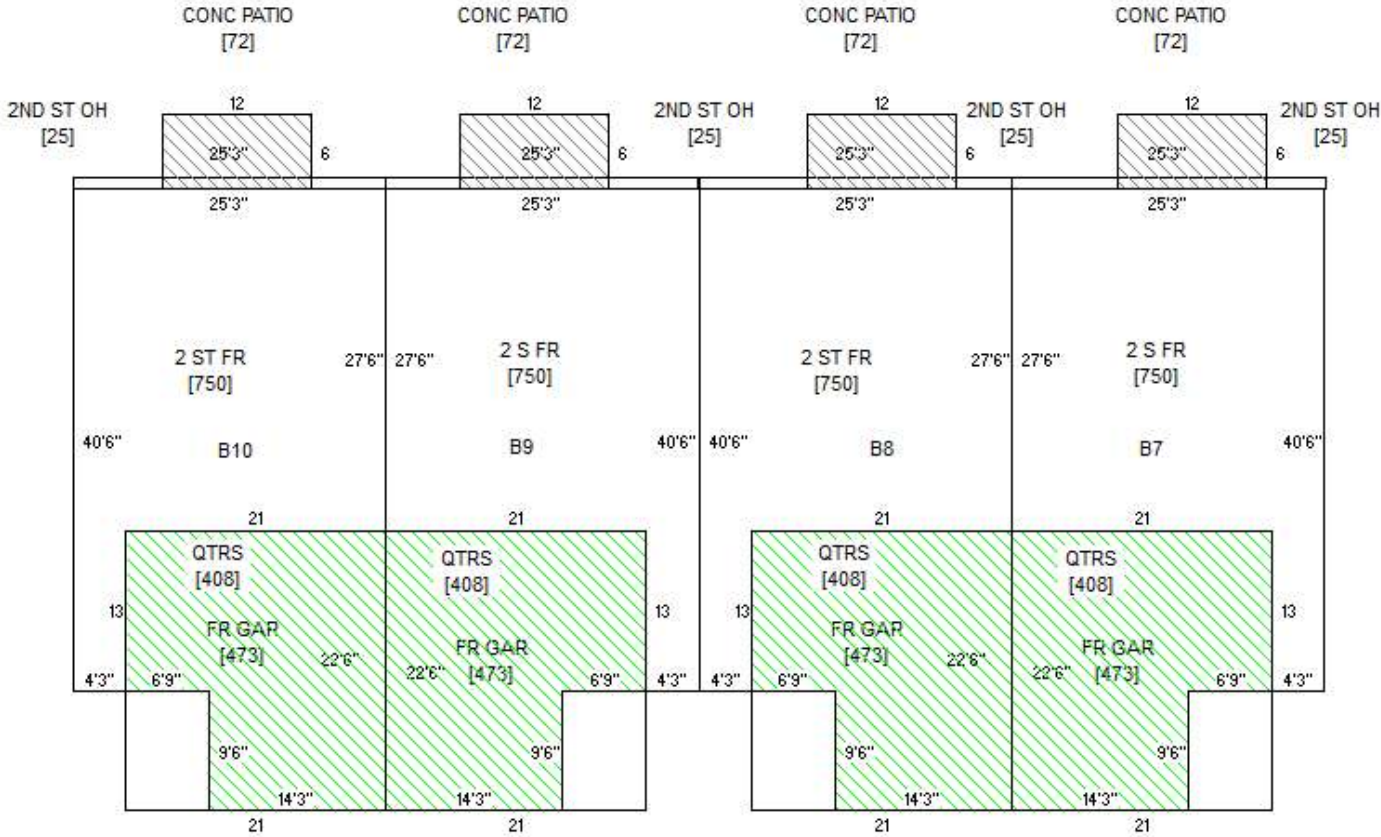
Permit Details:

Permit Tagged	Date	Reason	Number	Amount	Date To Check	Comments
No	4/11/2019	Fireplace	FIRE-19-0136	\$0	1/1/2018	BLDG #1110 6 FIREPLACE PERMITS #FIRE-19-0136-0137-0138-0139-0140-0141
No	7/6/2017	New Dwlg	MFHM-17-0500	\$1,470,505	1/1/2018	BLDG #2925- 2ST 6 PLEX ROWHOME MF 7290 UP 7069 ATT GAR 2640 REAR DK 10X6
No	7/6/2017	New Dwlg	MFHM-17-0501	\$1,545,162	1/1/2018	BLDG #2926- 2ST 6 PLEX ROWHOME MF 6950 UP 3708 FIN BSMT 4430 ATT GAR 2640 REAR DK 10X6
Complete	7/6/2017	New Dwlg	MFHM-17-0574	\$1,545,162	1/1/2018	BLDG #1110- 2ST 6 PLEX ROWHOME MF 6950 UP 3708 FIN BSMT 4430 ATT GAR 2640 REAR DK 10X6
No	7/6/2017	New Dwlg	MFHM-17-0502	\$981,600	1/1/2018	BLDG #2821- 2ST 4 PLEX ROWHOME MF 4866 UP 4719 ATT GAR 1760 REAR DK 10X6

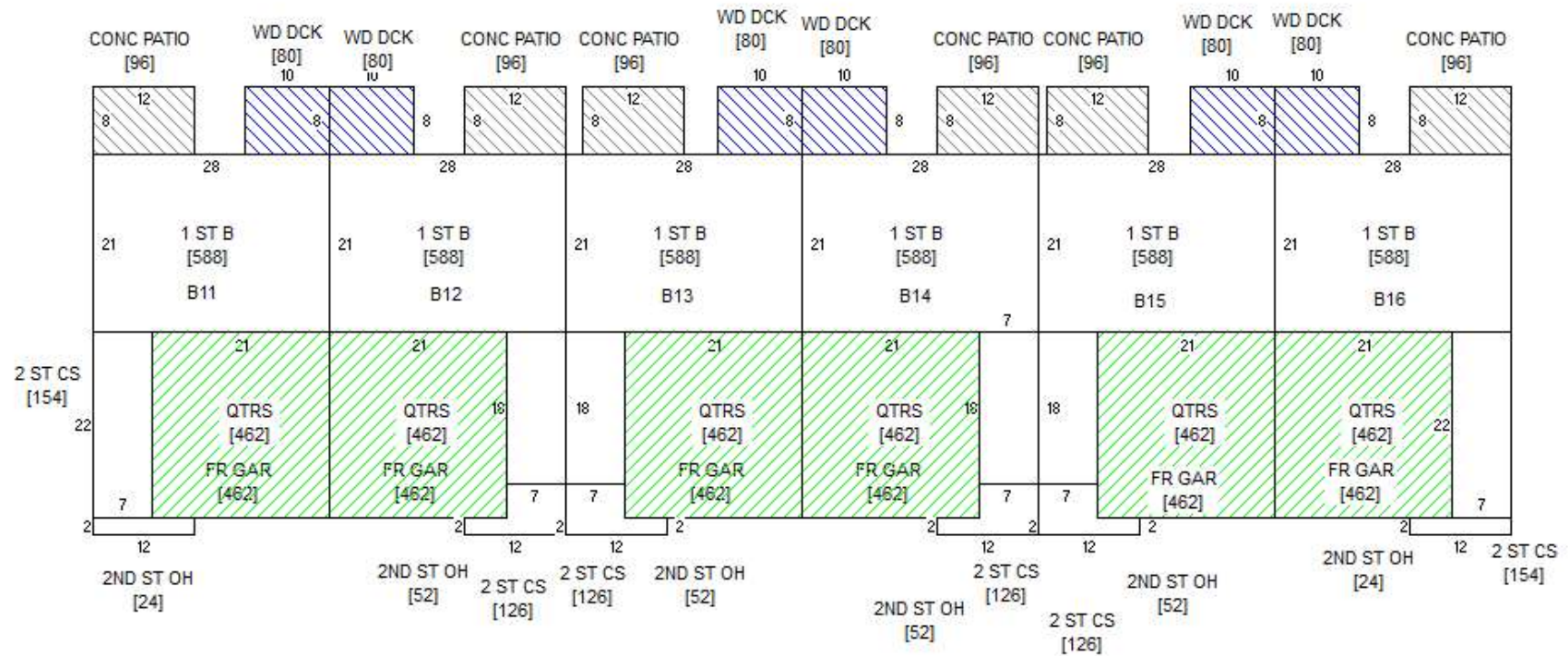
2925



2821

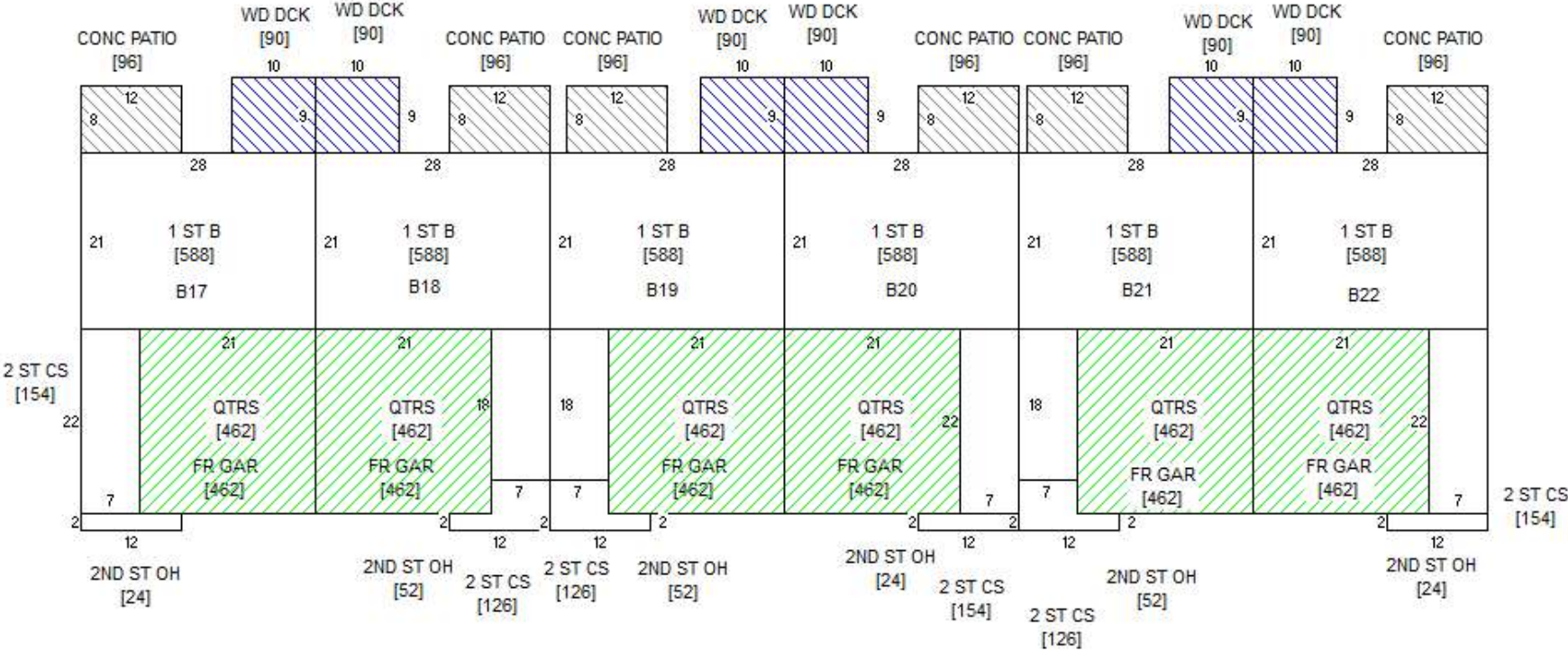


2926



Sketch 3 of 4

1110



1225 COTTAGEWOOD LN NW, MANDAN

Deed: CASCADES TOWNHOMES II LLC

Map Area: Apartment Buildings 40+ UNIT Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 06/24/2025

CID#: 11408

Tax Dist: M1

Review/Date: GR, 10/01/2019

DBA:

Plat Page:

Entry Status: Exterior Review

MLS:

Subdiv: EAGLE RIDGE 1ST ADDITION

Urban / Commercial

Legal: LOT 4 BLOCK 1 EAGLE RIDGE 1ST

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres						
SqFt X Rate						83,316.00	1.913						
Subtotal						83,316.00	1.913						
Grand Total						83,316.00	1.913						

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		RESIDENTIAL MULTI-FAMILY DWELLINGS		Commercial	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
06/27/2017	\$209,000	D023	478299	3/7/2019	FIRE-19-007	C	\$0	Fireplace	Land	\$333,300	\$0	\$0	\$333,300
				3/7/2019	FIRE-19-007	C	\$0	Fireplace	Dwlg		\$0	\$0	
				3/7/2019	FIRE-19-007	C	\$0	Fireplace	Impr	\$4,665,700	\$0	\$0	\$4,341,900
				3/7/2019	FIRE-19-007	C	\$0	Fireplace	Total	\$4,999,000	\$0	\$0	\$4,675,200

Res. Structure		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
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Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgls Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
		Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
Condition	NML					Custom Tub		See other pages for more additions.			
		Appliances				Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Range Unit	[EMPTY]			Cust Tile Full Bath					
No Bsmt Flr.	0	Oven - Single	[EMPTY]			Cust Tile SS Bath				Door Opnrs	1
Heat	FHA - Gas	Oven - Double	[EMPTY]			Cust Bath - 5 Fixt				Stalls- Bsmt / Gar	-- / 2.00
AC	Yes	Dishwasher	1 [EMPTY]			Cust Tile Shower/Tub					
Attic	None	Microwave	1 [EMPTY]			Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



Bldg / Addn 1 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	154					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	154					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	24 SF	2017				

Res. Structure 2 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 2 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure		3 of 18		Finish		Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 3 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure 4 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.		Qtrs AC (SF)	462
Basement	Crawl	Range Unit	[EMPTY]			Cust Bath - 4 Fixt				Door Opnrs	1
No Bsmt Flr.	0	Oven - Single	[EMPTY]			Cust Tile Full Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Oven - Double	[EMPTY]			Cust Tile SS Bath					
AC	Yes	Dishwasher	1	[EMPTY]		Cust Bath - 5 Fixt					
Attic	None	Microwave	1	[EMPTY]		Cust Tile Shower/Tub					
		[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 4 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure		5 of 18		Finish		Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		1 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 5 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure		6 of 18		Finish		Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1 [EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Microwave		1 [EMPTY]		Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 6 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	154					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	154					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	90 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	24 SF	2017				

Res. Structure		7 of 18		Finish		Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 7 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	154					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	154					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	80 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	24 SF	2017				

[illegible]

Bldg / Addn 8 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	80 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure		9 of 18		Finish		Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	126 / 1,354	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 588	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Tile SSB - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 9 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	126					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	126					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	80 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
	Gar Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	52 SF	2017				

Res. Structure 10 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	6	Bedrooms Above #	3	Standard Bath - 3 Fixt	2	Addition	1 of 2	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	588			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	588	W X L	0' X 0'
AreaSF/TLA	154 / 1,382	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	462
GLA 1st/2nd	766 / 616	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
		Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)	588	Condition	NML
		Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
		Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
		Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Condition	NML	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	462
		Appliances				Custom Tub		See other pages for more additions.			
		Range Unit		[EMPTY]		Cust Bath - 4 Fixt				Qtrs AC (SF)	462
Basement	Crawl	Oven - Single		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
No Bsmt Flr.	0	Oven - Double		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
Heat	FHA - Gas	Dishwasher		1	[EMPTY]	Cust Bath - 5 Fixt					
AC	Yes	Microwave		1	[EMPTY]	Cust Tile Shower/Tub					
Attic	None	[EMPTY]				Cust Tile SSB +lav					
		Jennair				Cust Tile SSB w/Std Tub					
		Security System				Cust Bath - 5 Fixt					
						Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn 10 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	154					
	Adjustment for basement - Crawl						
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	588 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	154					
	Deck #1: Concrete Patio	96 SF					
	Deck #2: Wood Deck	80 SF					
	Plumbing	5					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	462 SF	2017				
	Qtrs Over: Frame	462 SF					
1 of 2 Adtn	1 Story Frame	588 SF	2017				
	Basement area	588 SF					
2 of 2 Adtn	1 Story Frame	24 SF	2017				

[illegible]

Bldg / Addn	Description	Units	Year				
11 of 18	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 12 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn 13 of 18	Description	Units	Year				
	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: None	0 SF					
	Deck #3: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn	Description	Units	Year				
14 of 18	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

Res. Structure		15 of 18		Finish		Plumbing		Addition		Garage				
Occ. Code	112	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1			
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017			
		Living Qtrs. W/ Walk- In	750			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9			
Year Built	2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017			
EFA / EFYr	9 / 2017					Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.			
Arch. Dsgn	Conventional	Foundation	Conc			Sink	1	Area (SF)	25	W X L	0' X 0'			
Style	2 Story Townhouse	Exterior Walls	Vinyl			Shower Stall/Tub		Condition	Normal	Area (SF)	473			
		Roof	Gable/Asph Comp			Wet Bar				No Flr Adj.	No			
AreaSF/TLA	750 / 1,933	Interior Finish	Drwl			Fbgls Service Sink		Bsmt (SF)		Condition	NML			
GLA 1st/2nd	775 / 1,158	Flooring	LAMINATE/CARPET			Urinal		NoBsmt Flr(SF)		Bsmt (SF)				
		Non-base Heating		Fireplace		Sauna		2nd Flr Adj.	No	Interior Finish	<None>			
		Floor/Wall #	0	Prefab	1	Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)				
		Pipeless #	0			Metal Stall Shower		AC	Yes	Qtrs Over	Frame			
		Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	408			
Condition	NML	Space Heat #	0			Custom Tub						Qtrs AC (SF)	408	
		Appliances				Cust Bath - 4 Fixt								
Basement	Full	Range Unit		[EMPTY]		Cust Tile Full Bath							Door Opnrs	1
No Bsmt Flr.	0	Oven - Single		[EMPTY]		Cust Tile SS Bath							Stalls- Bsmt / Gar	-- / 2.00
		Oven - Double		[EMPTY]		Cust Bath - 5 Fixt								
Heat	FHA - Gas	Dishwasher	1	[EMPTY]		Cust Tile Shower/Tub								
		Microwave	1	[EMPTY]		Cust Tile SSB +lav								
AC	Yes	[EMPTY]				Cust Tile SSB w/Std Tub								
Attic	None	Jennair				Cust Tile SSB - 5 Fixt								
		Security System				Cust Bath +lav								
						Cust Bath w/Cust SS								
						Cust Bath w/Cust SS +lav								
						Bidet								
						Hot Tub								
						Water Only w/Sink								
						Sewer & Water Only								
						No Plumbing								
						No Hot Water Tank								

Bldg / Addn	Description	Units	Year				
15 of 18	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn	Description	Units	Year				
16 of 18	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

Res. Structure 17 of 18		Finish				Plumbing		Addition		Garage	
Occ. Code	112	Ttl Rooms Above #	5	Bedrooms Above #	3	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Townhouse	Ttl Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath -3 Fixt	1	Year Built	2017	Year Built	2017
Year Built	2017	Living Qtrs. W/ Walk-in	750			Toilet Room (1/2 Bath)	1	EFA	9	EFA	9
EFA / EFYr	9 / 2017					Lavatory (Sink w/vanity)		EFA Year	2017	EFF Year	2017
Arch. Dsgn	Conventional	Foundation	Conc			Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	2 Story Townhouse	Exterior Walls	Vinyl			Sink	1	Area (SF)	25	W X L	0' X 0'
AreaSF/TLA	750 / 1,933	Roof	Gable/Asph Comp			Shower Stall/Tub		Condition	Normal	Area (SF)	473
GLA 1st/2nd	775 / 1,158	Interior Finish	Drwl			Wet Bar				No Flr Adj.	No
Condition	NML	Flooring	LAMINATE/CARPET			Fbgl's Service Sink		Bsmt (SF)		Condition	NML
Basement	Full	Non-base Heating		Fireplace		Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
No Bsmt Flr.	0	Floor/Wall #	0	Prefab	1	Sauna		2nd Flr Adj.	No	Interior Finish	<None>
Heat	FHA - Gas	Pipeless #	0			Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	
AC	Yes	Hand Fired (Y/N)	No			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
Attic	None	Space Heat #	0			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	408
		Appliances				Cust Bath - 4 Fixt				Qtrs AC (SF)	408
		Range Unit		[EMPTY]		Cust Tile Full Bath				Door Opnrs	1
		Oven - Single		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 2.00
		Oven - Double		[EMPTY]		Cust Bath - 5 Fixt					
		Dishwasher		1	[EMPTY]	Cust Tile Shower/Tub					
		Microwave		1	[EMPTY]	Cust Tile SSB +lav					
		[EMPTY]				Cust Tile SSB w/Std Tub					
		Jennair				Cust Bath +lav					
		Security System				Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					



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Bldg / Addn	Description	Units	Year				
17 of 18	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

[illegible]

Bldg / Addn	Description	Units	Year				
18 of 18	112 — Townhouse						
	2 Story Townhouse	750					
#1	Bsmt Fin - Living Qtrs. W/ Walk-out (Avg)	750 Tbl					
	Base Heat: FHA - Gas						
	Add Central Air	750					
	Deck #1: Concrete Patio	72 SF					
	Deck #2: Wood Deck	108 SF					
	Plumbing	4					
	B.I. Appliances	2					
#1	Fireplace: Prefab	1					
Gar	Att Frame	473 SF	2017				
	Qtrs Over: Frame	408 SF					
Adtn	1 Story Frame	25 SF	2017				

	Description	Units		Cond	Year					
Yrd	1 — Paving - Concrete			NML	2017					
I	23,500 SF, Conc Parking, Avg Pricing									
Yrd	1 — Yard Sprinkler System			NML	2017					
I	33,300 SF									

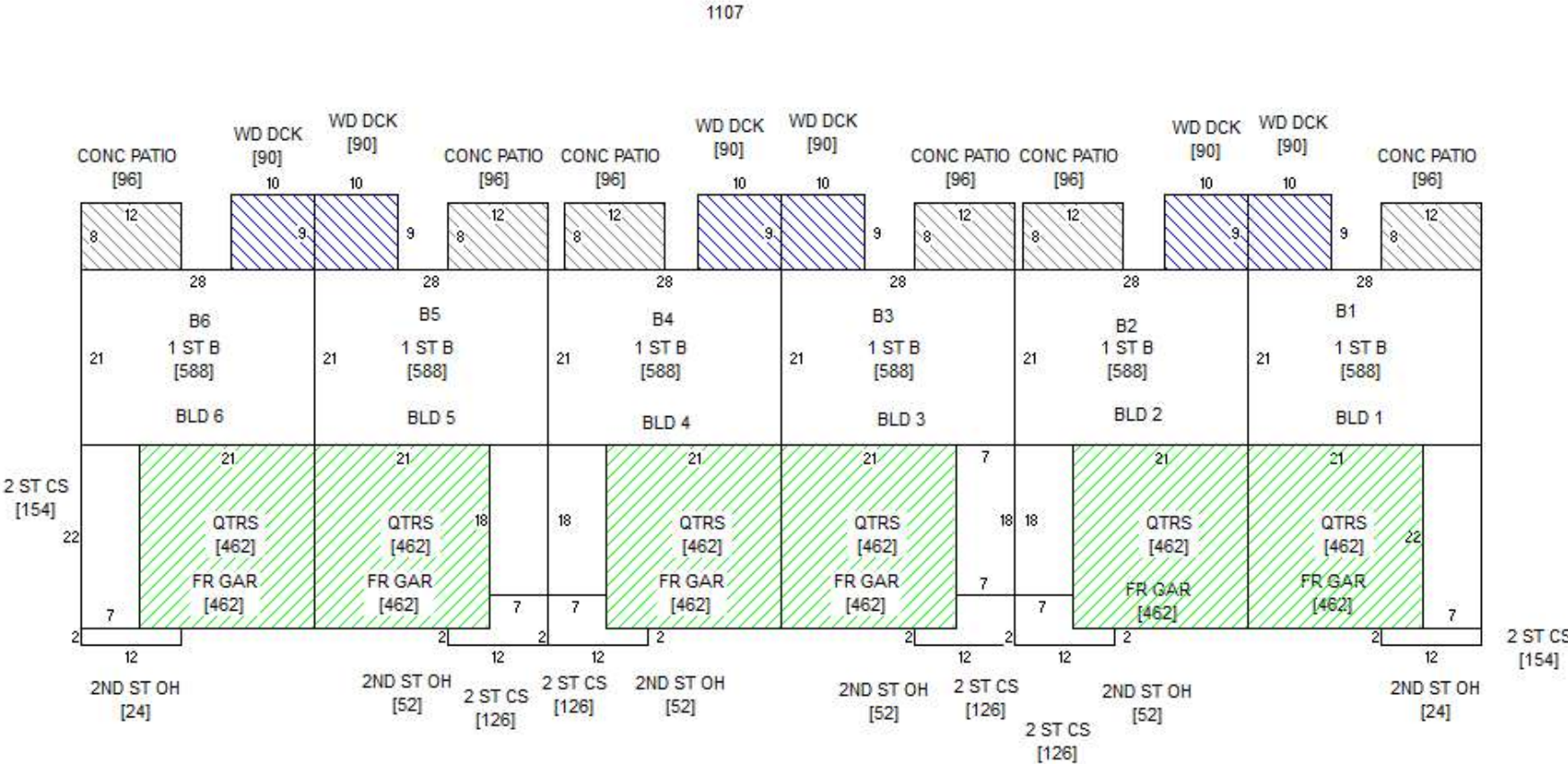
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$333,300	\$0	\$4,341,900	\$0	\$4,675,200
2024		Appr	Urban	Comm	\$333,300	\$0	\$4,088,600	\$0	\$4,421,900
2023		Appr	Urban	Comm	\$333,300	\$0	\$3,767,400	\$0	\$4,100,700

**Permit Details:**

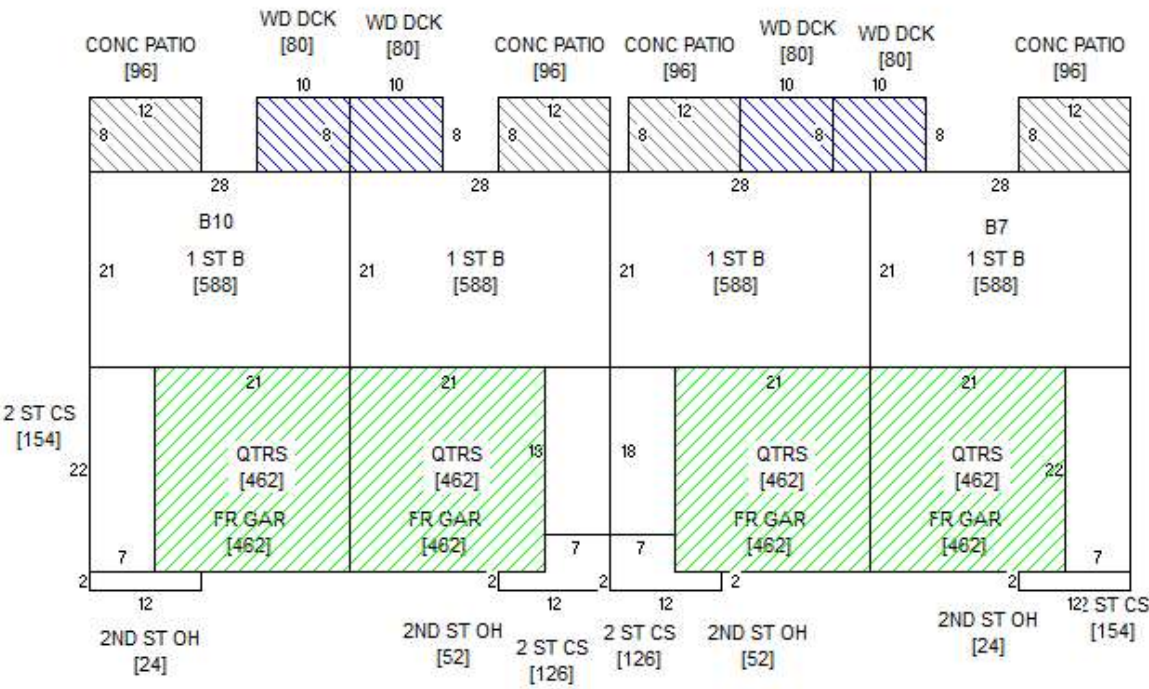
Permit Tagged	Date	Reason	Number	Amount	Comments
Complete	3/7/2019	Fireplace	FIRE-19-0079	\$0	FIREPLACE 1107 COTTAGEWOOD LN NW #6
Complete	3/7/2019	Fireplace	FIRE-19-0078	\$0	FIREPLACE 1107 COTTAGEWOOD LN NW #5
Complete	3/7/2019	Fireplace	FIRE-19-0077	\$0	FIREPLACE 1107 COTTAGEWOOD LN NW #4
Complete	3/7/2019	Fireplace	FIRE-19-0076	\$0	FIREPLACE 1107 COTTAGEWOOD LN NW #3
Complete	3/7/2019	Fireplace	FIRE-19-0075	\$0	FIREPLACE 1107 COTTAGEWOOD LN NW #2
Complete	3/7/2019	Fireplace	FIRE-19-0074	\$0	FIREPLACE 1107 COTTAGEWOOD LN NW #1
No	10/3/2018	Fireplace	FIRE-18-0940	\$0	FIREPLACES FOR EACH # IN UNIT (4 TOTAL) 1119 COTTAGEWOOD

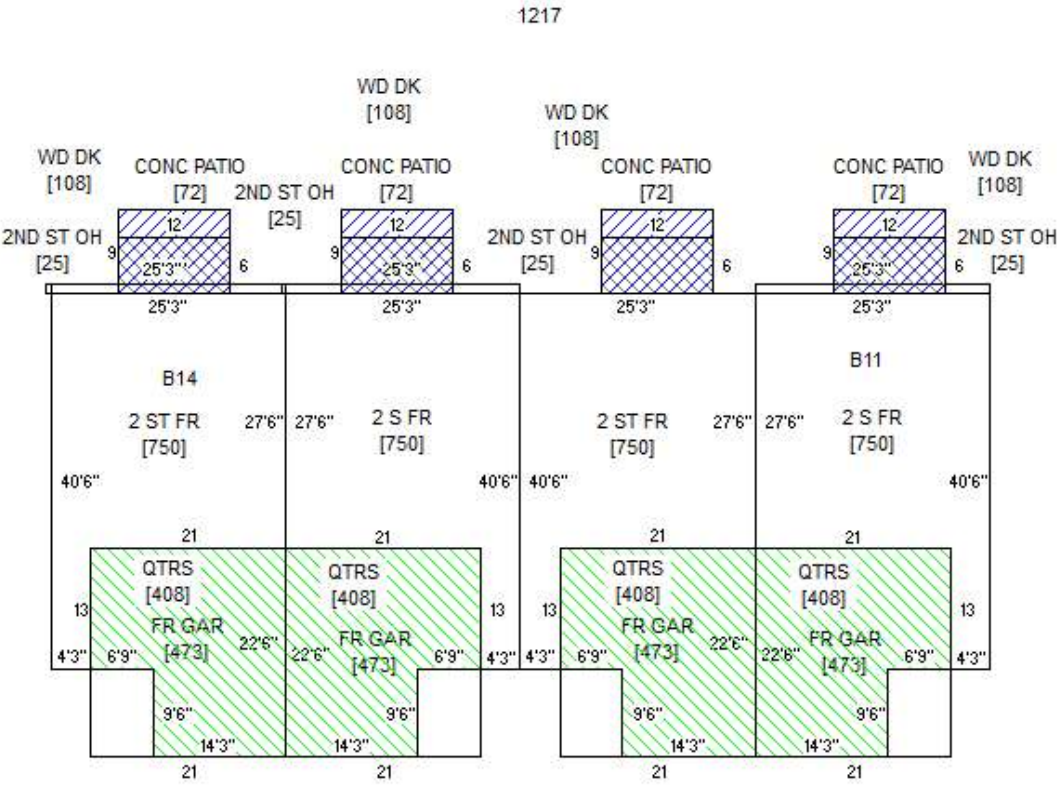
Permit Details:

Permit Date Tagged	Reason	Number	Amount	Comments
7/6/2017	MFHM-17-0575		\$1,545,162	BLDG #1107- 2ST 6 PLEX ROWHOME MF 6950 UP 3708 FIN BSMT 4430 ATT GAR 2640 REAR DK 10X6
Complete	New Dwlg		1/1/2018	

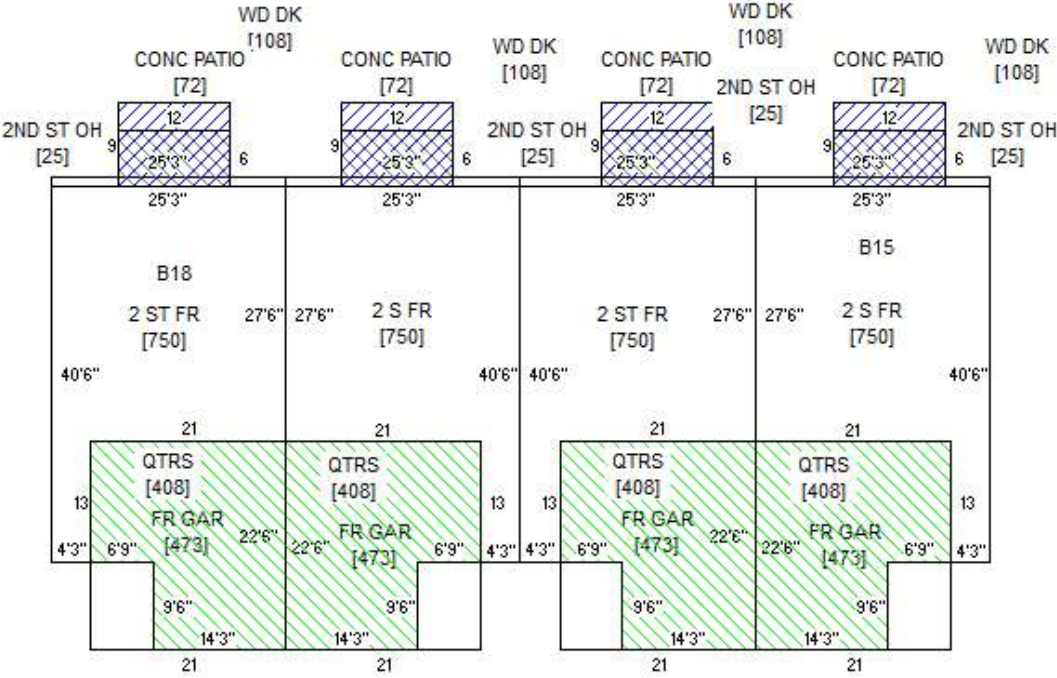


1119





1225



3108 12 AVE NW, MANDAN

Deed: CASCADES OF MANDAN LLC

Map Area: Apartment Buildings 40+ UNIT Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: BKJ, 07/07/2025

CID#: 11405

Tax Dist: M1

Review/Date: GR, 04/03/2019

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: EAGLE RIDGE 1ST ADDITION

Urban / Commercial

Legal: LOT 1 OF BLOCK 1 OF EAGLE RIDGE 1ST

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						91,210.00	2.094								
Subtotal						91,210.00	2.094								
Grand Total						91,210.00	2.094								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved	City		RESIDENTIAL MULTI-FAMILY DWELLINGS		Commercial	

Sales				Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
10/08/2014	\$0	D023							Land	\$364,800	\$0	\$0	\$364,800
11/04/2013	\$2,050,000	D017	453802						Dwlg		\$0	\$0	
									Impr	\$5,204,500	\$0	\$0	\$4,416,400
									Total	\$5,569,300	\$0	\$0	\$4,781,200

Precomputed Structure		Verticals						Plumbing		
Occ. Code	702	Ftg & Fdn	reinforced Concrete w/o Bsmt	8"				3-Fixture Bathroom	B	Ext
Occ. Descr.	Apartment	Exterior wall	Brick Veneer-Wood Stud	8	Wood - Frame	0		Toilet Room		1
		Interior wall	Drywall or Equiv.	0						
		Pilasters								
		Wall facing								
Year Built	2015	Windows	Incl. w/ Base	3						
EFF Age/Yr	11/ 2015	Fronts/Doors	Incl. w/ Base							
Condition	NML	Horizontals						Adjustments		
Description	3 ST FR APT.	Basement						Sprinkler - exposed we	54,966	AVG
Style	Frame - Wood	Roof	Asph. Shingle/ Wood Dk	Yes				Apt - A/C deduct wall u	54,966	AVG
Stories	3	Ceiling	Drywall	3				Sprinkler - exposed we	2,520	AVG
Base	18,322	Struct. Floor								
Basement	0	Floor Cover								
Basement Parking	No	Partitions								
Av SF/Unit	0	Framing	Wood - Average	3						
1st Flr Inset Adj	0	HVAC								
Calc Ave. SF/Unit	1,249	Electrical	Incl. w/ Base	3						
GBA	54966	Sprinkler								

Bldg / Addn	Description	Units	Year					
Bldg	O 702 — Apartment							
Pre	P 702 — Apartment	18,322						
	Uppers Adjustment	36,644						
V	Ftg & Fdtn							
	Reinforced Concrete w/o Bsmt - 8"							
V	Exterior Wall							
	Brick Veneer-Wood Stud - 8	8						
	Wood - Frame - 0							
V	Interior Wall							
	Drywall or Equiv. - 0							
V	Windows							
	Incl. w/ Base - 3	3						
V	Fronts/Doors							
	Incl. w/ Base							
H	Roof							
	Asph. Shingle/ Wood Dk - Yes	18,322						
H	Ceiling							
	Drywall - 3	18,322						
H	Framing							
	Wood - Average - 3	18,322						
H	Electrical							
	Incl. w/ Base - 3	18,322						
Plmb	3-Fixture Bathroom - AVG	17						
Plmb	Toilet Room - AVG	1						
Adj	Sprinkler - exposed wet - AVG	54,966						
Adj	Apt - A/C deduct wall units - AVG	54,966						
Adj	Sprinkler - exposed wet - AVG	2,520						
1 of 3	Ex Elevator - Pass. Electric	1	2015					
	Gearred, 60 Ft/Min, 3 Stops, 3,500 Lb Capacity							
2 of 3	Ex Porches,Decks,Patios,etc.	14	2015					
	60 SF, Concrete Patio, Average Pricing							
3 of 3	Ex Porches,Decks,Patios,etc.	28	2015					
	60 SF, Wood Deck, Average Pricing							

	Description	Units		Cond	Year					
Yrd	1 — Garage (Commercial)			NML	2015					
I	W22.00 x L89.00 1,958 SF, Frame, Avg Pricing									
Yrd	2 — Garage (Commercial)			NML	2015					
I	W46.00 x L93.00 4,278 SF, Frame, Avg Pricing									
Yrd	2 — Garage (Commercial)			NML	2020					
I	W46.00 x L113.00 5,198 SF, Frame, Avg Pricing									
Yrd	1 — Garage (Commercial)			NML	2015					
I	W22.00 x L113.00 2,486 SF, Frame, Avg Pricing									
Yrd	1 — Paving - Asphalt			NML	2015					
I	11,600 SF, Asphalt Parking, Avg Pricing									
Yrd	1 — Paving - Concrete			NML	2015					
I	26,000 SF, Conc Parking, Avg Pricing									

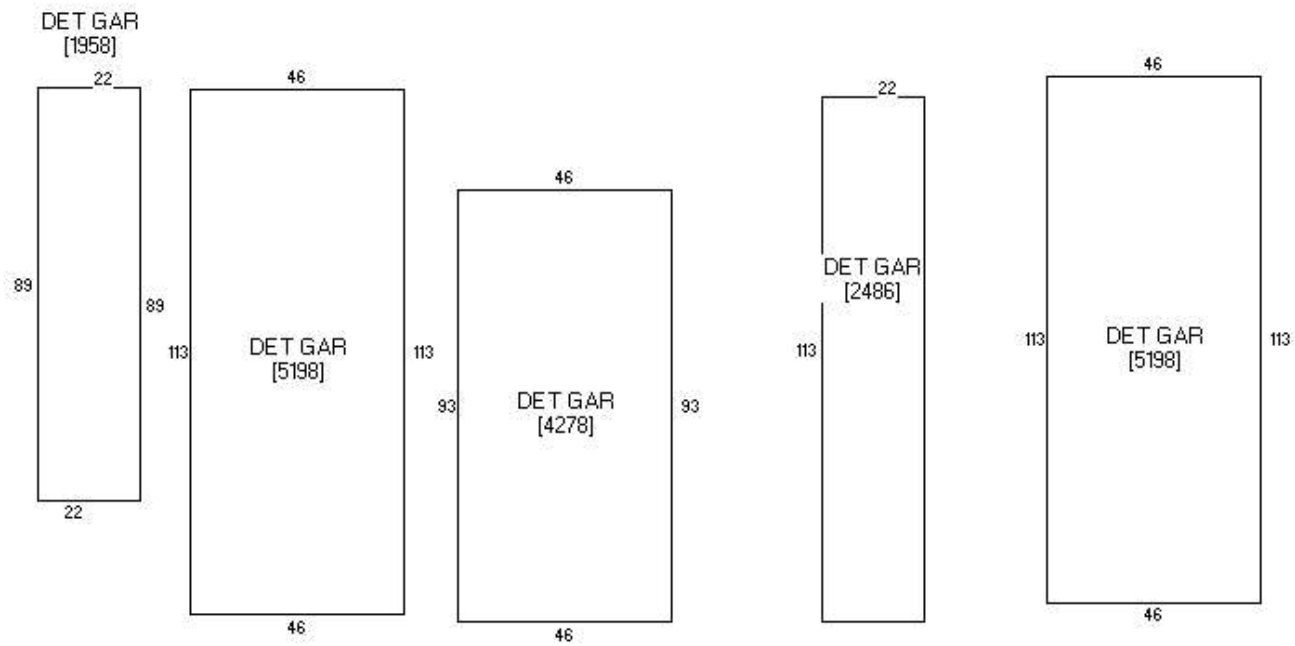
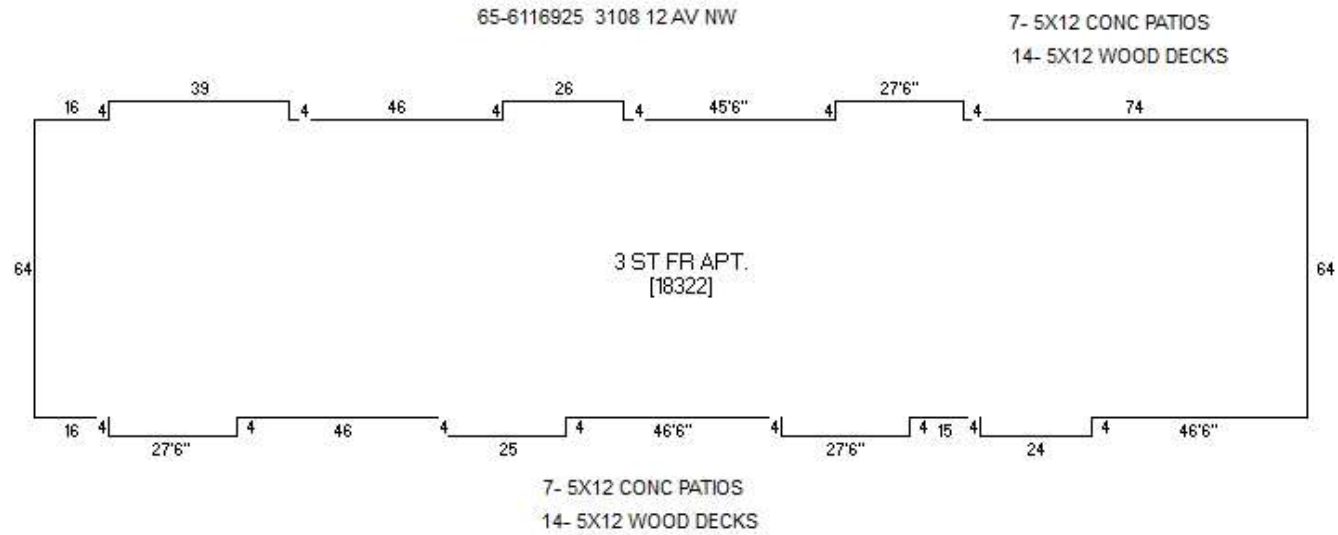
Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$364,800	\$0	\$4,416,400	\$0	\$4,781,200
2024		Appr	Urban	Comm	\$364,800	\$0	\$4,163,800	\$0	\$4,528,600
2023		Appr	Urban	Comm	\$364,800	\$0	\$3,970,200	\$0	\$4,335,000



Photo 1 of 2 06/27/2017



Photo 2 of 2 06/27/2017





TOWNHOUSE

CASCADES TOWNHOMES

3-4 Beds 3-4 Baths

3011 Cottagewood Dr NW, Mandan, ND
58554

\$2,175 - \$2,250

+1 701-751-1379

APPLY NOW



65-0171280 SP/SF \$373
3505 PELICAN PL SE TLA:3,191
11/17/2025 1,190,000 Yr Blt: 1996



65-1810935 SP/SF \$370
4512 SHOREVIEW PL SE TLA:3,715
12/5/2024 1,374,000 Yr Blt: 2005



65-1811250 SP/SF \$359
4112 SHOREFRONT PL SE TLA:2,589
6/20/2025 929,900 Yr Blt: 2011



65-3772850 SP/SF \$246
3500 FALCON DR SE TLA:3,513
11/19/2024 864,763 Yr Blt: 1991



65-6102715 SP/SF \$254
3808 LAKEWOOD DR SE TLA:5,149
5/8/2025 1,310,000 Yr Blt: 2015



65-6103330 SP/SF \$458
4000 BAYPORT PL SE TLA:2,829
5/22/2024 1,295,000 Yr Blt: 2016



65-6103480 SP/SF \$288
4110 BAYPORT PL SE TLA:2,432
11/1/2024 700,000 Yr Blt: 2010

Your property
Built 1992
TLA 2,314 SF
2026 Value \$741,900
Value/SF \$741,900/2314sf= \$320.61/sf
Compare this to Sales Price/SF (SP/SF)

4907 SOUTH BAY DR SE, MANDAN

Deed: FERGEL/ANDREW L & SHIRLEY A JAMESON-FERG Map Area: Waterfront - Res

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date: JB, 01/15/2015

CID#: 09160

Tax Dist: M1

Review/Date: GR, 01/21/2016

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: MARINA BAY 2ND

Urban / Residential

Legal: LOT 3 BLOCK 7 MARINA BAY 2ND & AUD LOT K OF LOT 31 BORDEN HARBOR 1ST (DOC #333241) & EASEMENT INTEREST IN LOT 31 BLK 1 BORDEN HARBOR 1ST (65-0171681)

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres									
Unit Site						22,810.00	0.524									
Grand Total						22,810.00	0.524									

Street

Utilities

Zoning

Land Use

Unit Site	Paved	City	RESIDENTIAL SINGLE FAMILY	Residential
-----------	-------	------	---------------------------	-------------

Sales

Building Permits

Values

Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
07/24/2023	\$677,500	D000	515899	5/6/2016	RESDK-16-0	N	\$9,275	Deck/Patio	Land	\$240,000	\$0	\$0	\$220,000
04/01/1993	\$161,000	D000	999999	8/5/2004	36904	N	\$8,500	180	Dwlg	\$501,900	\$0	\$0	\$484,200
				3/7/1995	3695	N	\$12,000	180	Impr		\$0	\$0	
				12/15/1992	21892	N	\$0	840	Total	\$741,900	\$0	\$0	\$704,200

Res. Structure

Finish

Plumbing

Addition

Garage

Occ. Code	101	Ttl Rooms Above #	4	Bedrooms Above #	2	Standard Bath - 3 Fixt	1	Addition	1 of 1	Garage	1 of 1
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	3	Bedrooms Below #	2	Shower Stall Bath - 3 Fixt	1	Year Built	1992	Year Built	1992
Year Built	1992	Living Qtrs. (Multi)	1736			Toilet Room (1/2 Bath)		EFA	34	EFA	34
EFA / EFYr	34 / 1992					Lavatory (Sink w/vanity)		EFA Year	1992	EFF Year	1992
Arch. Dsgn	Conventional					Water Closet-toilet only		Style	1 Sty Fr.	Style	Att Fr.
Style	1 Story Frame	Foundation	Conc			Sink	1	Area (SF)	16	W X L	0' X 0'
AreaSF/TLA	1,736 / 2,314	Exterior Walls	Metal			Shower Stall/Tub		Condition	Above Normal	Area (SF)	720
GLA 1st/2nd	1,752 / 562	Roof	Gable/Asph Comp			Wet Bar				No Flr Adj.	No
		Interior Finish	Combination			Fbgls Service Sink		Bsmt (SF)		Condition	NML
		Flooring	Ceramic			Urinal		NoBsmt Flr(SF)		Bsmt (SF)	
		Non-base Heating		Fireplace		Sauna		2nd Flr Adj.	No	Interior Finish	Fin/Insul
		Floor/Wall #	0	Gas	2	Metal St Sh Bath		Heat	FHA - Gas	Interior Finish (SF)	720
		Pipeless #	0			Metal Stall Shower		AC	Yes	Qtrs Over	Frame
		Hand Fired (Y/N)	No			Cust Bath - 3 Fixt		Attic (SF)		Qtrs Over (SF)	562
Condition	A NML	Space Heat #	0			Custom Tub				Qtrs AC (SF)	562
		Appliances				Cust Bath - 4 Fixt	1				
Basement	Full	Range Unit	1	[EMPTY]		Cust Tile Full Bath				Door Opnrs	2
No Bsmt Flr.	0	Oven - Single		[EMPTY]		Cust Tile SS Bath				Stalls- Bsmt / Gar	-- / 3.00
Heat	FHA - Gas	Oven - Double		[EMPTY]		Cust Bath - 5 Fixt					
AC	Yes	Dishwasher	1	[EMPTY]		Cust Tile Shower/Tub					
Attic	Floor & Stairs	Microwave	1	[EMPTY]		Cust Tile SSB +lav					
		[EMPTY]				Cust Tile SSB w/Std Tub					
		Jennair	1			Cust Tile SSB - 5 Fixt					
		Security System				Cust Bath +lav					
						Cust Bath w/Cust SS					
						Cust Bath w/Cust SS +lav					
						Bidet					
						Hot Tub					
						Water Only w/Sink					
						Sewer & Water Only					
						No Plumbing					
						No Hot Water Tank					

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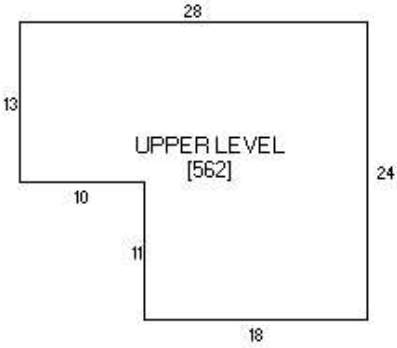
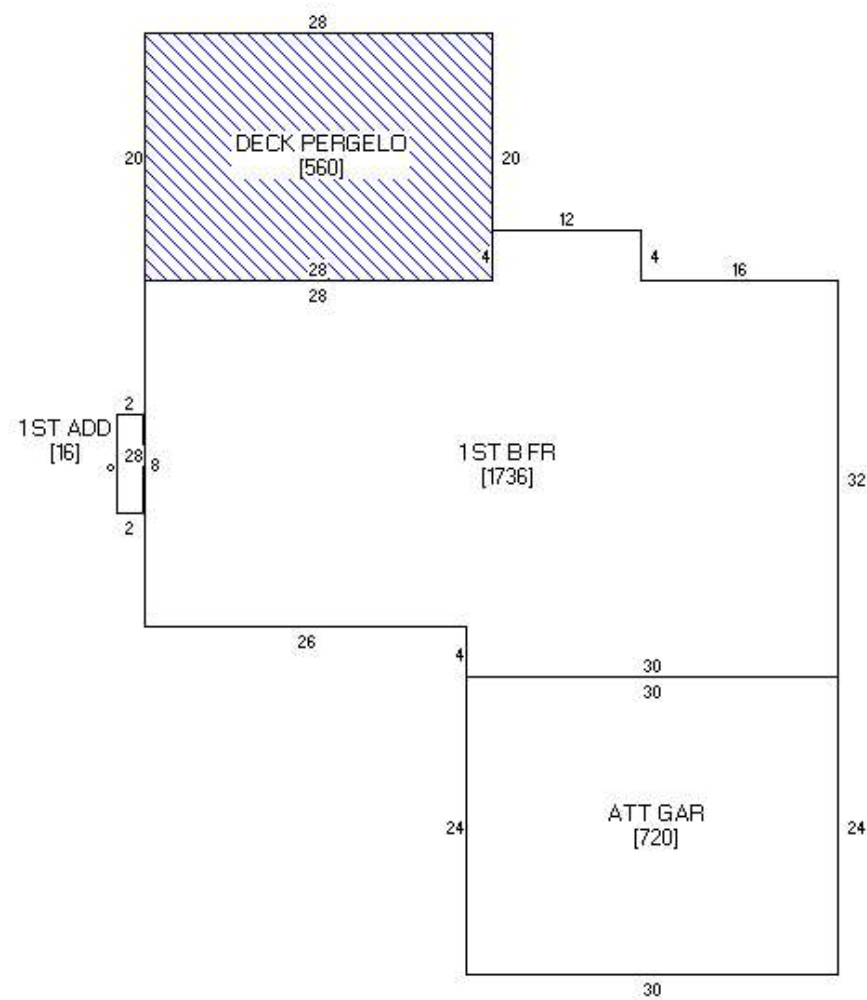
Bldg / Addn	Description	Units		Year					
	101 — Single-Family / Owner Occupied								
	1 Story Frame	1,736							
#1	Bsmt Fin - Living Qtrs. (Multi) (High)	1,736 Tbl							
	Base Heat: FHA - Gas								
	Add Central Air	1,736							
	Add Floor & Stairs attic								
	Deck #1: Wood Deck	560 SF							
	Plumbing	4							
	B.I. Appliances	4							
#1	Fireplace: Gas	2							
Gar	Att Frame	720 SF		1992					
	Qtrs Over: Frame	562 SF							
	Int Finish: Fin/Insul	720 SF							
Adtn	1 Story Frame	16 SF		1992					

		Description	Units			Cond	Year								
	Yrd	1 — Yard Sprinkler System				NML	1992								
	D	9,124 SF													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Res	\$220,000	\$484,200	\$0	\$0	\$704,200
2024		Appr	Urban	Res	\$187,500	\$482,900	\$0	\$0	\$670,400
2023		Appr	Urban	Res	\$150,000	\$453,300	\$0	\$0	\$603,300
2022		Appr	Urban	Res	\$115,000	\$433,100	\$0	\$0	\$548,100
2021		Appr	Urban	Res	\$100,000	\$402,200	\$0	\$0	\$502,200



Photo 1 of 1 01/28/2015



1722 MANDAN AVE NE, MANDAN

Deed: MVP US HOLDINGS CORP
Contract:
CID#: 10939
DBA: MVP
MLS:

Map Area: Zone 5 - Com
Route: 000-000-000
Tax Dist: M1
Plat Page:
Subdiv: MVP INDUSTRIAL PARK

Checks/Tags:
Lister/Date: JLF, 09/08/2025
Review/Date: GR, 11/24/2015
Entry Status: Inspected

Urban / Commercial
Legal: LOT 1 OF BLOCK1 OF MVP INDUSTRIAL PARK

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						179,620.00	4.124								
Subtotal						179,620.00	4.124								
Grand Total						179,620.00	4.124								

Street		Utilities		Zoning		Land Use	
SqFt X Rate	Paved		City		HEAVY COMMERCIAL/HEAVY INDUSTRIAL		Commercial

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2025
10/30/2018	\$6,200,000	D023	486354	4/25/2013	3113	N	\$0 820		Land	\$808,300	\$0	\$0	\$808,300
04/13/2012		D000	442558	4/4/2013	16113	N	\$5,000 500		Dwlg		\$0	\$0	
				3/18/2013	5913	N	\$0 840		Impr	\$4,393,100	\$0	\$0	\$3,451,700
				3/5/2013	8613	N	\$50,000 260		Total	\$5,201,400	\$0	\$0	\$4,260,000

Precomputed Structure			Verticals							Plumbing		
Occ. Code	501		Ftg & Fdtn							Sink-Kitchen	3	Ext
Occ. Descr.	Office - General		Exterior wall	Brick on Block - 8"	24					Toilet Room	4	
			Interior wall	Drywall or Equiv.	0					3-Fixture Bathroom	2	
			Pilasters							Sink-Service (Fiberglass)	1	
			Wall facing									
Year Built	2012		Windows	Incl. w/ Base	2							
EFF Age/Yr	14/ 2012		Fronts/Doors	Incl. w/ Base								
Condition	NML		Horizontals							Adjustments		
			Basement									
			Roof	Membrane/Precast Hollow Plan	Yes							
			Ceiling	Acoustic Blk-Drop Edge(Tegular)	2					Sprinkler - concealed w	8,277	AVG
			Struct. Floor	Incl. w/ Base	2					Sprinkler - concealed w	8,277	AVG
			Floor Cover									
			Partitions	Incl. w/ Base	2							
			Framing	Incl. w/ Base	2							
			HVAC	Thermal/ H-Loop (Forced Air)	2							
			Electrical	Incl. w/ Base	2							
			Sprinkler	Concealed Wet	2							
Description	B1 2S BRK											
Style	Brick Veneer - Steel											
Stories	2											
Base	8,277											
Basement	0											
Basement Parking	No											
1st Flr Inset Adj	0											
GBA	30154											

Bldg / Addn		Description	Units			Year												
1 of 5	Bldg	O 501 —Office - General																
	Pre	P 501 —Office - General	8,277															
		Uppers Adjustment	8,277															
	V	Exterior Wall																
		Brick on Block - 8" - 24	24															
	V	Interior Wall																
		Drywall or Equiv. - 0																
	V	Windows																
		Incl. w/ Base - 2	2															
	V	Fronts/Doors																
		Incl. w/ Base																
	H	Roof																
		Rubber Membrane/Precast Hollow Plan - \	8,277															
	H	Ceiling																
		Suspended Blk-Drop Edge(Tegular) - 2	8,277															
	H	Struct. Floor																
		Incl. w/ Base - 2	8,277															
	H	Partitions																
		Incl. w/ Base - 2	8,277															
	H	Framing																
		Incl. w/ Base - 2	8,277															
	H	HVAC																
		Geo-Thermal/ H-Loop (Forced Air) - 2	8,277															
	H	Electrical																
		Incl. w/ Base - 2	8,277															
	H	Sprinkler																
		Concealed Wet - 2	8,277															
	Plmb	Sink-Kitchen - Base	3															
	Plmb	Toilet Room - Base	4															
	Plmb	3-Fixture Bathroom - Base	2															
	Plmb	Sink-Service (Fiberglass) - Base	1															
	Adj	Sprinkler - concealed wet - AVG	8,277															
	Adj	Sprinkler - concealed wet - AVG	8,277															
1 of 3	Ex	Elevator - Pass. Electric	1			2012												
		Geared, 120 Ft/Min, 2 Stops, 2,500 Lb Capacity																
2 of 3	Ex	Canopy	1			2012												
		262 SF, Metal, Average Pricing																
3 of 3	Ex	Decks,Patios,etc.	1			2012												
		175 SF, Vinyl/Composite Deck, Average Pricing																

Precomputed Addition		Verticals							Plumbing		
Occ. Code	713	Fig & Fdtn	Concrete w/o Bsmt	8"							
Occ. Descr.	Shop	Exterior wall	Concrete - 8"	8	Mtl/ Stl/ Insul (=>100' Wide)	12					
		Interior wall	Metal Liner	0							
		Pilasters									
		Wall facing									
		Windows									
Year Built	2014	Fronts/Doors	Incl. w/ Base								
EFF Age/Yr	12/ 2014										
Condition	NML										
		Horizontals							Adjustments		
Description	A1 MTL SHOP	Basement									
Style	Metal - Steel	Roof	etal/ Stl/ Insul (=>100' Wide)	Yes							
Stories	1	Ceiling	Liner - Vinyl	1							
1st Flr Wall Ht	20	Struct. Floor	Concrete- Reinforced	1					Sprinkler - exposed we	13,600	AVG
		Floor Cover							Partition - Metal/Wood	2,000	AVG
Base	13,600	Partitions	Incl. w/ Base	1							
Basement	0	Framing	Steel - Average	1							
1st Flr Inset Adj	0	HVAC	Vacuum Gas (Radiant)	1							
GBA	30154	Electrical	Incl. w/ Base	1							
		Sprinkler	Exposed Wet	1							

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Bldg / Addn		Description	Units			Year											
Addtn 1	Adtn	O 713 —Shop															
	Pre	P 713 —Shop	13,600														
	V	Ftg & Fdtn															
		Concrete w/o Bsmt - 8"															
	V	Exterior Wall															
		Concrete - 8" - 8	8														
		Mtl/ Stl/ Insul (=>100' Wide) - 12	12														
	V	Interior Wall															
		Metal Liner - 0															
	V	Fronts/Doors															
		Incl. w/ Base															
	H	Roof															
		Metal/ Stl/ Insul (=>100' Wide) - Yes	13,600														
	H	Ceiling															
		Liner - Vinyl - 1	13,600														
	H	Struct. Floor															
		Concrete- Reinforced - 1	13,600														
	H	Partitions															
		Incl. w/ Base - 1	13,600														
	H	Framing															
		Steel - Average - 1	13,600														
	H	HVAC															
		Vacuum Gas (Radiant) - 1	13,600														
	H	Electrical															
		Incl. w/ Base - 1	13,600														
	H	Sprinkler															
		Exposed Wet - 1	13,600														
	Adj	Sprinkler - exposed wet - AVG	13,600														
	Adj	Partition - Metal/Wood Fr - (PSFSA) - AV	2,000														
1 of 3	Ex	Door	2			2014											
		O.H. - Steel Roll - Power, 10 Ft Wide, 10 Ft High															
2 of 3	Ex	Door	2			2014											
		O.H. - Door - Power, 8 Ft Wide, 9 Ft High															
3 of 3	Ex	Door	1			2014											
		O.H. - Door - Power, 14 Ft Wide, 14 Ft High															

Precomputed Structure		Verticals						Plumbing		
Occ. Code	713	Ftg & Fdtn	Concrete w/o Bsmt	8"				Rough Plumbing	1	
Occ. Descr.	Shop	Exterior wall	Steel Siding - Frame	17				Toilet Room	1	
		Interior wall	Unfinished	0				Sink-Service (Fiberglass)	1	
		Pilasters								
		Wall facing								
Year Built	1970	Windows	Incl. w/ Base	1						
EFF Age/Yr	56/ 1970	Fronts/Doors	Incl. w/ Base							
Condition	NML	Horizontals						Adjustments		
Description	B2 CONC BLOCK	Basement						Interior - finish	468	Low
Style	C.Blk - Steel	Roof	Metal/ Steel (=>100' Wide)	Yes				Mezzanine - open stor	468	AVG
Stories	1	Ceiling	Unfinished	1						
1st Flr Wall Ht	16	Struct. Floor								
		Floor Cover								
Base	3,500	Partitions								
Basement	0	Framing								
1st Flr Inset Adj	0	HVAC	Vacuum Gas (Radiant)	1						
GBA	5500	Electrical	Incl. w/ Base	1						
		Sprinkler								

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Precomputed Addition		Verticals						Plumbing		
Occ. Code	713	Ftg & Fdtn	Concrete w/o Bsmt	8"					B	Ext
Occ. Descr.	Shop	Exterior wall	C'Blk - Horiz. Stack	0						
		Interior wall								
		Pilasters								
		Wall facing								
Year Built	1979	Windows	Incl. w/ Base	1						
EFF Age/Yr	47/ 1979	Fronts/Doors	Incl. w/ Base							
Condition	NML	Horizontals						Adjustments		
Description	A1 - CON BLCK ADDN '1979	Basement								
Style	C.Blk - Steel	Roof	Metal/ Frame (=>100' Wide)	Yes						
Stories	1	Ceiling	Unfinished	1						
1st Flr Wall Ht	16	Struct. Floor	Concrete 4"	1						
		Floor Cover								
Base	2,000	Partitions								
Basement	0	Framing	Incl. w/ Base	1						
1st Flr Inset Adj	0	HVAC	Vacuum Gas (Radiant)	1						
GBA	5500	Electrical	Incl. w/ Base	1						
		Sprinkler								

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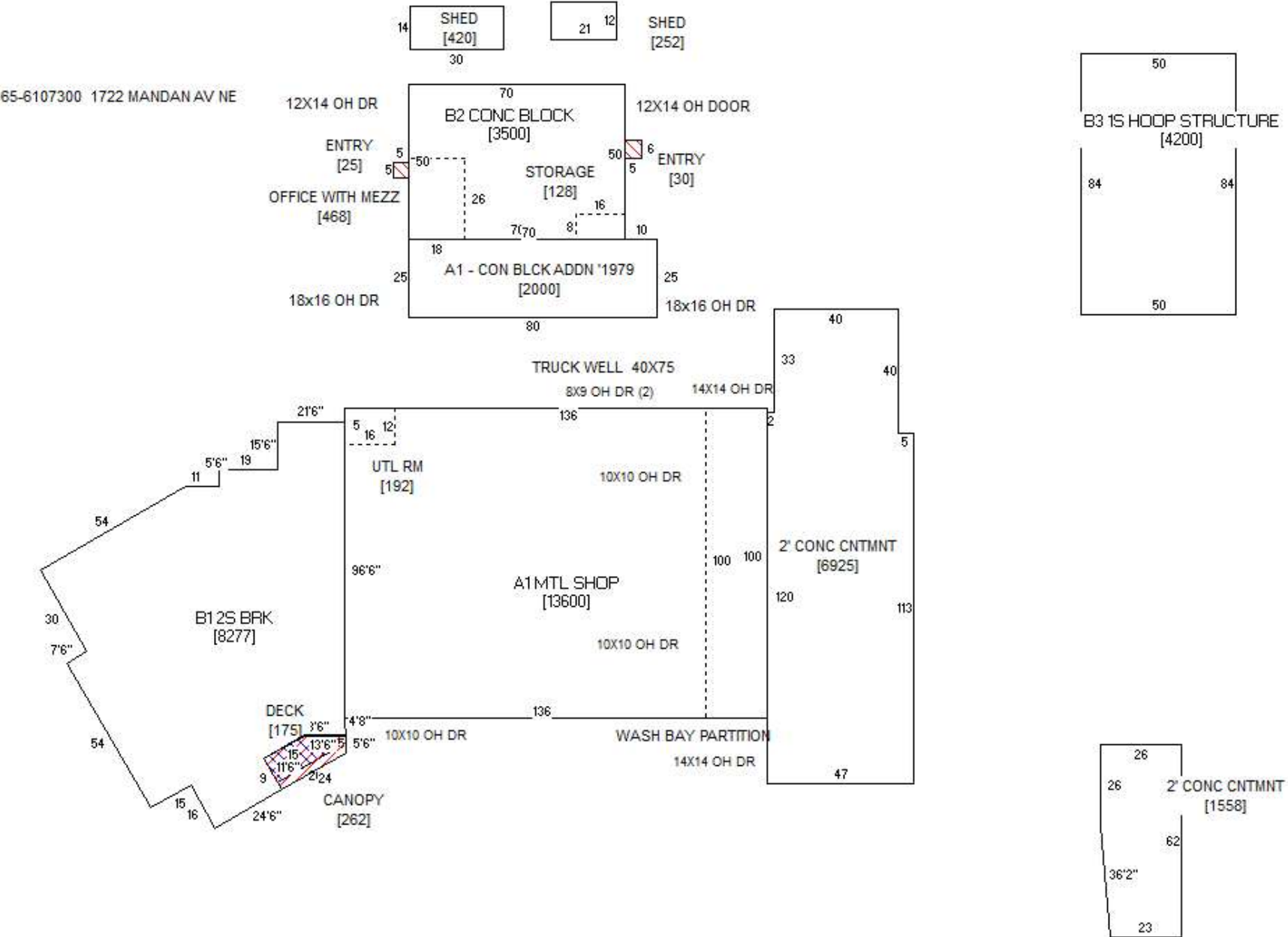
Bldg / Addn		Description	Units			Year									
Addtn 2	Addn	O 713 —Shop													
	Pre	P 713 —Shop	2,000												
	V	Ftg & Fdtn													
		Concrete w/o Bsmt - 8"													
	V	Exterior Wall													
		C'Blk - Horiz. Stack - 0													
	V	Windows													
		Incl. w/ Base - 1	1												
	V	Fronts/Doors													
		Incl. w/ Base													
	H	Roof													
		Metal/ Frame (=>100' Wide) - Yes													
	H	Ceiling													
		Unfinished - 1	1												
	H	Struct. Floor													
		Concrete 4" - 1	1												
	H	Framing													
		Incl. w/ Base - 1	1												
	H	HVAC													
		Vacuum Gas (Radiant) - 1	1												
	H	Electrical													
		Incl. w/ Base - 1	1												
	Ex	Door	2			1979									
		O.H. - Door - Power, 18 Ft Wide, 16 Ft High													

Bldg / Addn		Description	Units			Year									
5 of 5	Bldg	O 821 —Hoop Structures													
	Pre	P 821 —Hoop Structures	4,200												
	Ex	Door	1			2014									
		O.H. - Door - Manual, 12 Ft Wide, 12 Ft High													

		Description	Units			Cond	Year								
	Yrd	2 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 5,875 Gal													
	Yrd	4 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 7,108 Gal													
	Yrd	6 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 9,952 Gal													
	Yrd	4 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 8,460 Gal													
	Yrd	1 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 21,150 Gal													
	Yrd	1 — Tank - Containment Area				NML	2000								
	I	6,925 Sq. Feet, R.Concrete Wall, Avg Pricing													
	Yrd	1 — Tank - Containment Area				NML	2000								
	I	1,558 Sq. Feet, R.Concrete Wall, Avg Pricing													
	Yrd	1 — Paving - Concrete				NML	2012								
	I	1,300 SF, Conc Parking, Avg Pricing													
	Yrd	1 — Paving - Asphalt				NML	2012								
	I	63,000 SF, Asphalt Parking, Avg Pricing													
	Yrd	1 — Truck Well				NML	2014								
	I	Floor=3,000, Foundation=190													
	Yrd	4 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 12,085 Gal													
	Yrd	5 — Tank - Small Bulk				NML	2000								
	I	Vert. Steel-single, 14,927 Gal													

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$808,300	\$0	\$3,451,700	\$0	\$4,260,000
2024		Appr	Urban	Comm	\$808,300	\$0	\$3,485,200	\$0	\$4,293,500
2023		Appr	Urban	Comm	\$808,300	\$0	\$3,395,800	\$0	\$4,204,100
2022		Appr	Urban	Comm	\$718,500	\$0	\$3,060,400	\$0	\$3,778,900
2021		Appr	Urban	Comm	\$718,500	\$0	\$2,997,500	\$0	\$3,716,000





Sketch 1 of 1



Protest Summary

Owner: SUN PKI HOLDINGS LLC

Property ID: 65-6107300

CAD Value History:

2025 Market Value: \$4,260,000

2026 Proposed Market Value: \$5,201,400 (+22%)

Value Indications:

Cost Approach: \$4,360,000

Value Opinion:

\$4,360,000

An itemized cost breakdown indicated a value of \$3,200,000. The land was reintroduced after calculating the cost of improvement (-) depreciation. Marshall and swift valuation unit costs were used with proper depreciation of industrial and tanks.

Account
Client
Property Name
Total GBA

65-6107300
SUN PKI Holding LLC
1722 Mandan Avenue
0



City of Mandan
2026

Cost Value

Improvement												
Type	Class	Quality	Actual	Eff	Units	Unit Cost	Adj Price	Cost New	Depreciation	Func	Econ	Depr Cost
Office - General	S	Good	2012	2012	8,277	\$ 213.00	\$ 230.36	\$ 1,906,690	-10%	0%	0%	\$ 1,716,021
Shop	S	Good	2014	2014	13,600	\$ 64.50	\$ 69.76	\$ 948,736	-19%	0%	0%	\$ 768,476
Shop (2)	S	Average	1970	1970	5,500	\$ 45.75	\$ 49.48	\$ 272,140	-80%	0%	0%	\$ 54,428
Shop (3)	S	Good	1979	1979	5,500	\$ 64.50	\$ 69.76	\$ 383,680	-80%	0%	0%	\$ 76,736
Light commercial Arch-Rib (555)	S	Average	2014	2014	144	\$ 31.25	\$ 33.80	\$ 4,867	-19%	0%	0%	\$ 3,942
Asphalt		Good	2012	2012	63,000	\$ 3.25	\$ 3.51	\$ 221,130	-24%	0%	0%	\$ 168,059
Concrete		Good	2012	2012	1,300	\$ 7.50	\$ 8.11	\$ 10,543	0%	0%	0%	\$ 10,543
Tank Containment			2000	2000	6,925	\$ 15.00	\$ 16.22	\$ 112,324	-58%	0%	0%	\$ 47,176
Tank containment			2000	2000	1,558	\$ 15.00	\$ 16.22	\$ 25,271	-58%	0%	0%	\$ 10,614
Tank Bulk (5,875)			2000	2000	2	\$ 37,900.00	\$ 40,988.85	\$ 81,978	-46%	0%	0%	\$ 44,268
Tank Bulk (7,108)			2000	2000	4	\$ 37,900.00	\$ 40,988.85	\$ 163,955	-46%	0%	0%	\$ 88,536
Tank Bulk (9,952)			2000	2000	6	\$ 44,000.00	\$ 47,586.00	\$ 285,516	-46%	0%	0%	\$ 154,179
Tank Bulk (8,460)			2000	2000	4	\$ 40,500.00	\$ 43,800.75	\$ 175,203	-46%	0%	0%	\$ 94,610
Tank Bulk (21,150)			2000	2000	1	\$ 62,000.00	\$ 67,053.00	\$ 67,053	-46%	0%	0%	\$ 36,209
Tank Bulk (12,085)			2000	2000	4	\$ 46,500.00	\$ 50,289.75	\$ 201,159	-46%	0%	0%	\$ 108,626
Tank Bulk (14,927)			2000	2000	5	\$ 57,250.00	\$ 61,915.88	\$ 309,579	-46%	0%	0%	\$ 167,173
Total												\$ 3,549,596
Land												
Type	Unit Type	Units	Price SF	Price Acre	Land Value	Adj	Adj Land Value					
Total												\$ 808,300

Account
Client
Property Name
Total GBA

65-6107300
SUN PKI Holding LLC
1722 Mandan Avenue
0



City of Mandan
2026

Site Summary			Comments:
Imp	\$ 3,549,596		
Land	\$ 808,300		
Total	\$ 4,357,896	\$ psf	

CALCULATOR METHOD

SECTION 15 PAGE 17
November 2025

OFFICE BUILDINGS (344)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Excellent	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, vinyl wall coverings, vinyl, terrazzo, carpet	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)	4617.71	35.74	429.00
	Good	Good metal and solar glass, face brick, precast concrete panels	Drywall or plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)	3648.96	28.24	339.00
	Average	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)	2755.56	21.32	256.00
	Low cost	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)	2185.07	16.91	203.00
B	Excellent	Best metal or stone, brick or block backup, tinted glass	Plaster, best veneers, vinyl wall coverings, vinyl tile, terrazzo	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)	4208.68	32.57	391.00
	Good	Good metal and solar glass, face brick, precast concrete panels	Drywall/plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)	3315.28	25.66	308.00
	Average	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)	2475.70	19.16	230.00
	Low cost	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)	1959.03	15.16	182.00
C	Excellent	Steel frame, masonry and glass, stone ornamentation, top quality	Plaster, paneling, carpet and terrazzo, suspended ceilings	*Best fluorescent ceiling panels, tiled restrooms, good fixtures	Warm and cool air (zoned)	3595.14	27.82	334.00
	Good	Steel frame or bearing walls, brick/conc. panels, some ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2507.99	19.41	233.00
	Average	Steel or concrete frame, or bearing walls, some trim	Paint, drywall partitions, acoustic tile, vinyl composition	*Fluorescent lighting, adequate outlets and plumbing	Forced air	1776.04	13.74	165.00
	Low cost	Masonry bearing walls, light rafters, very plain	Paint, few low-cost partitions, acoustic tile, asphalt tile	Minimum office lighting and plumbing	Wall furnace	1194.79	9.25	111.00
D	Excellent	Studs or steel columns, bar or web joists, brick or stone veneer, EIFS	Best plaster, paneling, carpet and vinyl tile	*Fluorescent panels, many outlets, good tiled restrooms	Warm and cool air (zoned)	3401.39	26.32	316.00
	Good	Best stucco on good frame, brick or stone trim, good front	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2368.06	18.33	220.00
	Average	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air	1679.17	12.99	156.00
	Low cost	Light stucco or siding on wood or steel studs, very plain	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace	1119.45	8.66	104.00
D_{POLE}	Good	Good metal panels, fenestration, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2228.13	17.24	207.00
	Average	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air	1517.71	11.75	141.00
	Low cost	Pole frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace	1027.95	7.96	95.50
S	Good	Good sandwich panels and fenestration, some brick or stone	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	2292.71	17.74	213.00
	Average	Insulated wall or sandwich panels, adequate fenestration	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air	1571.53	12.16	146.00
	Low cost	Steel or aluminum on light frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace	1065.63	8.25	99.00

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three, above ground, to all base costs, including basements but excluding mezzanines, up to 30 stories; over 30 add .4% (4/10%) for each additional story.

SPRINKLERS – Systems are not included. Costs should be added from Page 37.

BALCONIES – Exterior balconies see Page 37, or they may be computed from the Segregated Costs.

CANOPIES – For large entrance marquees or carport canopies, see Page 37.

***ELEVATORS** – Base costs of buildings marked with an asterisk (*) include elevator costs. If the subject building has no elevators, deduct the following from the base costs for buildings on this page. See Notes on Page 19.

		Sq. M.	Sq. Ft.		Sq.M.	Sq.Ft
Classes A & B	Excellent.....	200.75	18.65	Average	93.65	8.70
	Good.....	136.70	12.70	Low cost	63.94	5.94
Classes C/D/S	Excellent.....	101.29	9.41	Average	36.70	3.41
	Good.....	60.92	5.66			

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CALCULATOR METHOD

SECTION 14 PAGE 35
February 2024

ALTERNATE METHOD

This method is presented as an alternative to the normal calculator method, which includes average office/shop space commensurate with the occupancy type and quality level. Listed below are typical office-finish costs based on actual office space, which can be added to a basic shell cost for a complete building cost. For two-story offices, add mezzanine structure cost, which includes a weighting for additional fenestration and exterior trim.

LIGHT INDUSTRIAL/WAREHOUSE SHELL BUILDINGS (454)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Good frame and wall panels, elastomeric roof, good fenestration	6" – 7" hardened slab, painted walls	Good fluorescent or high bay factory lighting and utilities	None	764.24	5.07	71.00
	Average	Light frame or bearing walls, block or tilt-up, some trim, storefront, windows	5" – 6" slab, sealer, exposed insulation	Adequate general warehouse lighting and utilities	None	548.96	3.64	51.00
	Low cost	Light block or tilt-up, built-up cover, panelized roof, small storefront entry	Light concrete slab, no interior paint	Minimum single-tube fluorescent or high bay (18 f.c.), sewer and water service	None	395.57	2.62	36.75
	Cheap	Light tilt-up, panelized roof, small entry	Unfinished, adequate slab	Minimum lighting and rough plumbing	None	320.23	2.12	29.75
D	Good	Good frame with stucco or siding, some ornamentation	6" – 7" hardened slab, painted walls	Good fluorescent or high bay factory lighting and utilities	None	705.04	4.68	65.50
	Average	Wood studs, stucco, wood rafters and sheathing, some trim	5" – 6" slab, sealer, exposed insulation	Adequate general warehouse lighting and utilities	None	503.21	3.34	46.75
D_{POLE}	Average	Pole frame, metal siding, lined and insulated, some trim, storefront, windows	5" – 6" slab, sealer, exposed insulation	Adequate general warehouse lighting and utilities	None	417.10	2.77	38.75
	Low cost	Pole frame, metal siding, little fenestration, exposed insulation	Light concrete slab	Minimum single-tube fluorescent or high bay (18 f.c.), sewer and water service	None	298.70	1.98	27.75
	Cheap	Pole frame, light metal utility siding, minimal openings, no storefront	Unfinished, light utility slab, exposed frame	Minimum utility lighting and rough plumbing	None	231.96	1.54	21.55
S	Good	Good steel frame, heavy metal siding, sandwich panels, good fenestration, trim	6" – 7" hardened slab, some finished wainscot or liner	Good fluorescent or high bay factory lighting and utilities	None	694.27	4.61	64.50
	Average	Steel frame, siding or sandwich panels, some trim, storefront entry, windows	5" – 6" slab, sealer, exposed insulation	Adequate general warehouse lighting and utilities	None	492.45	3.27	45.75
	Low cost	Light steel frame, metal siding, little fenestration, exposed insulation	Light concrete slab, no interior liner	Minimum single-tube fluorescent or high bay (18 f.c.), sewer and water service	None	349.83	2.32	32.50
	Cheap	Light pre-eng. frame, light metal utility siding, minimal openings, no storefront	Unfinished, light utility slab, exposed frame	Minimum utility or high bay lighting and rough plumbing	None	265.33	1.76	24.65

NOTE: The base wall height is 14 feet (4.27 meters). Add or deduct 2% per foot. For draft curtains, add 2.21 to 2.89 per square foot (23.79 to 31.11 per square meter) of curtain. Add for heat from Page 36. The cheap industrial utility shell is comparable to the shed structures found in Section 17, except for slightly heavier commercial frame, fenestration and trim. For greater detail, see Section 64. Cold storage insulation can be added from Section 44 or 58. To convert illumination in foot candles (f.c.) to lumens per square meter, multiply by 10.764.

INDUSTRIAL, INTERIOR OFFICE SPACE (994) (SQUARE FOOT OF OFFICE FINISH)

TYPE	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
Excellent	Good executive suites, cafeteria, glazed finishes, hardwoods	Good fixtures, kitchen, some extras	Heat pump	2066.67	13.71	192.00
Good	Good plaster, partitions, paneling, suspended acoustic, carpet, tile or vinyl, good meeting or showroom space	Good fluorescent lighting, good restrooms and fixtures, some tile	Package A.C.	1323.96	8.78	123.00
Average	Average drywall or plaster, acoustic tile, vinyl composition or carpet, adequate shelving and counters	Adequate lighting and outlets, average restrooms and fixtures	Forced Air	801.91	5.32	74.50
Low cost	Low-cost partitions, paint, suspended ceiling, vinyl composition, minimal counters and shelving	Minimum lighting and plumbing, few extras, small restroom	Electric wall heaters	481.68	3.20	44.75
Good office mezzanine structure	Metal structure and concrete deck over offices, stairs and railings	Included in office cost	Included in office cost	454.77	-----	42.25
Average office mezzanine structure	Wood structure and deck over offices, stairs and railings	Included in office cost	Included in office cost	357.90	-----	33.25

NOTE: The base office wall height is 8' (2.44 meter). Add or deduct 2% for each foot (.305 meter) of deviation. Partition density can cause the costs to vary as much as plus or minus 30%. For shop plumbing, including enclosure, add 6000.00 plus 4675.00 per fixture. For bay height partition walls, per square foot of wall: frame, one-hour construction at 9.52 to 19.55 for three-hour (102.47 to 210.43 per square meter); masonry costs 13.85 to 15.95 per square foot (149.08 to 171.68 per square meter) of wall area. For prefabricated modular offices and mezzanines, see Section 64.

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CALCULATOR METHOD

SECTION 17 PAGE 13
May 2025

LIGHT COMMERCIAL ARCH-RIB (QUONSET) BUILDINGS (555)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
D	Good	Good laminated arch, siding, shingles, pedestrian and overhead doors	Small office or shop area, concrete floor, some extras	Good lighting and outlets, water service, few fixtures	Space heaters	481.68	-----	44.75
	Average	Arched frame, shingles and siding, windows, overhead door	Unfinished, concrete or asphalt floor, some partitioning, cabinets	Adequate lighting and water outlets	None	341.75	-----	31.75
	Low cost	Arch-rib frame, siding, composition shingles	Unfinished, cheap slab/asphalt	Minimum electrical service	None	254.57	-----	23.65
D_{POLE}	Good	Good laminated arch, metal siding, pedestrian and overhead doors	Small office or shop area, concrete floor, some extras	Good lighting and outlets, water service, few fixtures	Space heaters	465.54	-----	43.25
	Average	Pre-engineered arched frame, metal siding, windows, overhead door	Unfinished, concrete or asphalt floor, some partitioning, cabinets	Adequate lighting and water outlets	None	325.61	-----	30.25
	Low cost	Light arch-rib frame, metal siding	Unfinished, cheap slab/asphalt	Minimum electrical service	None	242.73	-----	22.55
S	Good	Good self-framing quonset panels, pedestrian and overhead doors	Small office or shop area, concrete floor, some extras	Good lighting and outlets, water service, few fixtures	Space heaters	470.92	-----	43.75
	Average	Pre-engineered quonset, metal siding, windows, overhead door	Unfinished, concrete or asphalt floor, some partitioning, cabinets	Adequate lighting and water outlets	None	336.37	-----	31.25
	Low cost	Self-framing quonset panels	Unfinished, cheap slab/asphalt	Minimum electrical service	None	252.41	-----	23.45

NOTE: For wall height adjustments, use the center arch height in entering the multiplier table for quonset shaped buildings.

LIGHT COMMERCIAL EQUIPMENT (SHOP) BUILDINGS (470)

C	Good	Concrete block, low-cost brick, wood rafters, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	635.07	5.90	59.00
	Average	Concrete block, light roof, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	476.30	4.43	44.25
D	Good	Heavy wood frame, siding or stucco, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	522.05	4.85	48.50
	Average	Open wood frame, exposed siding or stucco, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	368.66	3.43	34.25
D_{POLE}	Good	Good pole frame, color siding, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	460.16	4.28	42.75
	Average	Pre-engineered pole frame, metal siding, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	328.30	3.05	30.50
S	Good	Good frame, color siding, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	505.90	4.70	47.00
	Average	Pre-engineered frame, metal siding, windows	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	365.97	3.40	34.00
S_{SLANT WALL}	Good	Good slant frame, color siding, overhead doors	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	470.92	4.38	43.75
	Average	Pre-engineered slant frame, metal siding, light panels	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	Space heaters	341.75	3.18	31.75
CDS	Avg. storage mezzanine	In building cost	Heavy plywood or plank on wood or light steel structure, no partitions	Minimum lighting, no plumbing	Included in building cost	296.01	-----	27.50
	Low storage mezzanine	In building cost	Light storage on plywood, minimum supports, no soffit	Minimum lighting	Included in building cost	220.66	-----	20.50

NOTE: Do not use story height or area/perimeter multipliers with mezzanine costs.

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TANKS

ABOVEGROUND FUEL STORAGE

Costs are averages for completely installed, U.S. listed steel tanks, including paint, manhole (if needed), skid or saddles. Sizes are approximate averages of all tank types.

CAPACITY (gallons)	SIZE SINGLE WALL TANK COST	DOUBLE WALL TANK COST	CAPACITY (gallons)	SIZE SINGLE WALL TANK COST	DOUBLE WALL TANK COST
550	7700.00	16100.00	8,000	40500.00	70750.00
1,000	10600.00	20300.00	10,000	44000.00	74500.00
2,000	17800.00	30100.00	12,000	46500.00	83000.00
4,000	34600.00	51500.00	15,000	57250.00	97000.00
5,000	37100.00	59750.00	20,000	62000.00	117000.00
6,000	37900.00	66500.00			

HORIZONTAL BULK STORAGE

Costs are averages for completely installed steel tanks, including saddles or legs, and fittings, on owners' foundations. Typical tank dimensions are diameter x length.

CAPACITY (gallons)	SIZE (feet)	COST	CAPACITY (gallons)	SIZE (feet)	COST
1,000	4 x 10	6550.00	7,500	7 x 26	18700.00
1,500	5 x 9	7250.00	10,000	10 x 17	23400.00
2,000	5 x 12	8250.00	12,500	10 x 21	28100.00
3,000	5 x 18	10200.00	15,000	10 x 25	32700.00
4,000	6 x 19	11900.00	20,000	10 x 34	41900.00
5,000	6 x 24	13900.00	25,000	10½ x 39	51750.00
6,000	7 x 21	15400.00	30,000	10½ x 46	60000.00

VERTICAL WELDED TANKS

Costs are averages for mild steel welded tanks, including sand and gravel foundations, fittings, and roof. Concrete slab foundations cost an additional \$10.75 to \$13.55 per cubic foot. Sizes are approximate diameter and height of typical tanks.

CAPACITY (gallons)	SIZE (feet)	COST	CAPACITY (gallons)	SIZE (feet)	COST
1,500	7 x 6	11100.00	15,000	13 x 16	34500.00
2,000	7 x 8	11800.00	20,000	14 x 18	47100.00
4,000	8 x 11	15700.00	30,000	17 x 19	67250.00
5,000	9 x 11	17900.00	40,000	19 x 20	87750.00
7,500	10 x 13	22800.00	50,000	21 x 20	107000.00
10,000	11 x 15	27900.00	60,000	23 x 20	127000.00

VERTICAL BULK STORAGE

Costs are averages of 10- and 12-gauge bolted galvanized tanks, including sand and gravel foundations, fittings and roof. Concrete slab foundations cost an additional \$10.75 to \$13.55 per cubic foot. Typical tank dimensions are diameter x height.

CAPACITY (gallons)	SIZE (feet)	COST	CAPACITY (gallons)	SIZE (feet)	COST
2,000	7 x 8	11300.00	15,000	13 x 16	36800.00
3,000	8 x 8	13600.00	20,000	14 x 18	45700.00
4,000	8 x 11	15500.00	30,000	17 x 19	65000.00
5,000	9 x 11	17500.00	40,000	19 x 20	84250.00
7,500	10 x 13	22500.00	50,000	21 x 20	102000.00
10,000	11 x 15	27600.00	60,000	23 x 20	122000.00

HORIZONTAL PLASTIC TANKS

Costs are averages for completely installed fiberglass or polyethylene tanks, including saddles or legs, and fittings, on owners' foundations. Sizes are approximate diameter and length of typical tanks.

CAPACITY (gallons)	SIZE (feet)	COST	CAPACITY (gallons)	SIZE (feet)	COST
125	2½ x 3½	625.00	1,000	4 x 11½	2850.00
250	3 x 4	795.00	1,500	5 x 11	4525.00
500	4 x 6	1590.00	2,000	8 x 12	6300.00
750	4 x 9	2170.00	2,500	10 x 12	7800.00

VERTICAL PLASTIC TANKS

Costs are averages for fiberglass or polyethylene tanks completely erected on buyer's foundations, including fittings and roof. Add \$76.00 to \$86.00 per foot of diameter for sand and gravel foundation with retaining ring. Concrete slab foundations cost an additional \$10.75 to \$13.55 per cubic foot. Sizes are approximate diameter and height of typical tanks.

CAPACITY (gallons)	SIZE (feet)	COST	CAPACITY (gallons)	SIZE (feet)	COST
500	4 x 6	965.00	4,000	8 x 12	6900.00
750	4 x 9	1430.00	5,000	8½ x 12½	8650.00
1,000	5 x 7	1900.00	6,500	10 x 12	11100.00
1,500	5 x 10½	2750.00	9,000	12 x 12	15300.00
2,000	7 x 7	3275.00	12,000	12 x 14½	20200.00
2,500	8 x 7½	3950.00	16,000	14 x 14	26300.00
3,000	8 x 9	4675.00	20,000	15 x 15	32500.00

NOTE: Plastic tank prices can vary, plus or minus 15%, depending on the corrosive strength of the material being stored. For fiberglass underground corrosive strength chemical storage tanks see Underground Fuel Storage/Fiberglass and add 20%.

CURRENT COST MULTIPLIERS

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)		11 (11/24)	12 (8/24)	13 (5/24)	14 (2/24)	15 (11/25)	16 (8/25)	17 (5/25)	18 (2/25)
EASTERN	A	1.07	1.07	1.07	1.05	1.02	1.03	1.06	1.08
	B	1.08	1.08	1.05	1.08	0.99	1.02	1.05	1.08
	C	1.06	1.05	1.07	1.06	1.03	1.04	1.06	1.04
	D	1.04	1.05	1.05	1.04	1.00	1.02	1.02	1.03
	S	1.10	1.09	1.07	1.06	1.04	1.02	1.02	1.08
CENTRAL	A	1.02	1.01	1.01	1.03	0.97	1.00	1.00	1.00
	B	1.01	1.02	1.01	1.02	0.99	0.98	0.98	0.99
	C	1.02	1.02	1.03	1.02	0.98	0.97	0.99	1.00
	D	1.00	1.02	1.02	1.02	1.01	1.02	0.98	1.01
	S	0.98	1.01	0.98	1.02	0.97	0.97	1.01	1.00
WESTERN	A	1.02	1.06	1.08	1.10	1.03	1.03	1.03	1.00
	B	1.02	1.04	1.09	1.08	1.03	1.06	1.06	1.03
	C	1.03	1.07	1.05	1.09	1.02	1.05	1.03	1.06
	D	1.06	1.06	1.06	1.09	1.01	1.01	1.08	1.06
	S	1.03	1.03	1.08	1.07	1.02	1.07	1.06	1.02

SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)		41 (12/24)	42 (9/24)	43 (6/24)	44 (3/24)	45 (12/25)	46 (9/25)	47 (6/25)	48 (3/25)
EASTERN	A	1.07	1.07	1.07	1.05	1.02	1.03	1.06	1.08
	B	1.08	1.08	1.05	1.08	0.99	1.02	1.05	1.08
	C	1.06	1.05	1.07	1.06	1.03	1.04	1.06	1.04
	D	1.04	1.05	1.05	1.04	1.00	1.02	1.02	1.03
	S	1.10	1.09	1.07	1.06	1.04	1.02	1.02	1.08
CENTRAL	A	1.02	1.01	1.01	1.03	0.97	1.00	1.00	1.00
	B	1.01	1.02	1.01	1.02	0.99	0.98	0.98	0.99
	C	1.02	1.02	1.03	1.02	0.98	0.97	0.99	1.00
	D	1.00	1.02	1.02	1.02	1.01	1.02	0.98	1.01
	S	0.98	1.01	0.98	1.02	0.97	0.97	1.01	1.00
WESTERN	A	1.02	1.06	1.08	1.10	1.03	1.03	1.03	1.00
	B	1.02	1.04	1.09	1.08	1.03	1.06	1.06	1.03
	C	1.03	1.07	1.05	1.09	1.02	1.05	1.03	1.06
	D	1.06	1.06	1.06	1.09	1.01	1.01	1.08	1.06
	S	1.03	1.03	1.08	1.07	1.02	1.07	1.06	1.02

UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec. Page	Date		Eastern	Central	Western	Sec. Page	Date		Eastern	Central	Western
51 - 2-3	(3/25)	Concrete Foundations.....	1.04	1.01	1.05	61 - 1-8	(12/24)	Tanks	1.02	1.01	1.06
51 - 4	(3/25)	Pilings.....	1.04	0.99	1.05	62 - 1	(6/24)	Industrial Pumps & Boilers.....	1.06	0.96	1.11
51 - 7-8	(3/25)	Steel and Concrete Frame.....	1.04	1.00	1.06	62 - 2-3, 6	(6/24)	Piping	1.06	0.96	1.11
51 - 3,7	(3/25)	Wood Foundations, Frame	1.01	1.01	1.07	62 - 4	(6/24)	Electrical Motors	1.06	0.96	1.11
52 - 1-4, 6	(3/25)	Interior Construction.....	1.02	1.02	1.05	62 - 5	(6/24)	Steel Stacks, Chutes.....	1.06	0.96	1.11
52 - 5	(3/25)	Bank Vaults and Equipment	1.05	1.00	1.04	62 - 5	(6/24)	Masonry & Concrete Chimneys..	1.04	1.00	1.11
53 - 1-8	(6/25)	Heating, Cooling & Ventilating....	1.02	1.00	1.05	62 - 6	(6/24)	Compactors, Incinerators.....	1.06	0.96	1.11
53 - 9-12	(6/25)	Plumbing, Fire Protection, etc.....	1.03	0.98	1.06	63 - 1-4	(9/24)	Trailer and Mfg. Housing Parks..	1.01	1.02	1.10
54 - 1-6	(6/25)	Electrical, Security	1.01	1.05	1.01	63 - 5-10	(9/24)	Manufactured Housing.....	1.02	1.03	1.08
55 - 3-7	(8/25)	Wall Costs.....	1.00	0.98	1.07	64 - 1-6	(3/24)	Service Stations, Car Washes....	1.07	1.03	1.06
56 - 1-2	(8/25)	Stained Glass.....	1.01	0.99	1.05	64 - 7-9	(3/24)	Prefabricated Metal Structures...	1.05	1.00	1.10
56 - 3-6	(8/25)	Storefronts.....	1.01	0.99	1.05	64 - 7-8	(3/24)	Prefab. Wood & Air Structures....	1.04	1.03	1.08
56 - 7	(8/25)	Stonework.....	1.00	1.01	1.07	65 - 1-12	(3/24)	Equipment Costs.....	1.04	1.05	1.06
56 - 8	(8/25)	Columns, Stone & Concrete	1.00	1.01	1.07	66 - 1	(12/25)	Subdivision Costs	1.00	0.97	1.04
56 - 8	(8/25)	Columns, Wood & Aluminum.....	1.00	0.99	1.06	66 - 2-9	(12/25)	Yard Improvements.....	0.99	0.96	1.05
57 - 1-6	(9/25)	Roofs.....	1.00	1.00	1.04	66 - 10-11	(12/25)	Demolition & Remediation	0.98	0.98	1.04
58 - 1	(9/25)	Cold Storage.....	1.00	0.98	1.06	67 - 1-2	(12/25)	Golf Courses.....	0.98	1.00	1.02
58 - 2-8	(9/25)	Elevators, Conveying Systems ...	1.02	0.99	1.03	67 - 3-7	(12/25)	Recreational Facilities.....	0.98	0.98	1.04
						70 - 1-32	(1/26)	Green Section	0.98	0.98	1.05

LOCAL MULTIPLIERS

SECTION 99 PAGE 9
January 2026

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
NEW JERSEY	1.18	1.20	1.18	1.19	1.19	Plattsburgh	0.96	0.97	0.99	1.01	1.00	OHIO (Continued)					
Asbury Park	1.08	1.10	1.09	1.10	1.12	Poughkeepsie	1.08	1.12	1.12	1.15	1.12	Lima	0.94	0.95	0.94	0.93	0.94
Atlantic City	1.21	1.23	1.24	1.27	1.25	Rochester	1.06	1.12	1.09	1.08	1.09	Lorain County	0.98	1.00	1.01	1.00	1.01
Bayonne	1.19	1.22	1.20	1.21	1.19	Rome	1.02	1.05	1.03	1.06	1.03	Mansfield	0.97	0.98	0.95	0.95	0.97
Camden	1.14	1.15	1.13	1.14	1.14	Schenectady	1.04	1.06	1.07	1.10	1.09	Marion	0.97	0.98	0.95	0.95	0.97
Clifton	1.19	1.21	1.19	1.20	1.20	Syracuse	1.10	1.10	1.09	1.08	1.11	Middletown	0.95	0.93	0.94	0.94	0.95
East Orange	1.20	1.22	1.21	1.22	1.21	Troy	1.07	1.11	1.11	1.12	1.11	Newark	0.98	0.99	0.97	0.97	0.98
Edison	1.20	1.22	1.21	1.22	1.20	Utica	1.02	1.05	1.04	1.06	1.03	Portsmouth	0.89	0.87	0.87	0.86	0.89
Elizabeth	1.23	1.24	1.22	1.23	1.23	Watertown	1.00	1.01	0.99	1.01	1.00	Springfield	0.98	0.96	0.96	0.96	0.97
Fairlawn	1.19	1.22	1.19	1.21	1.21							Toledo	1.03	1.04	1.04	1.04	1.07
Hackensack	1.19	1.22	1.20	1.20	1.21	NEW YORK CITY AREA	1.28	1.30	1.30	1.33	1.34	Youngstown	1.05	1.07	1.03	1.02	1.06
Irvington	1.23	1.25	1.24	1.25	1.24	Bronx	1.30	1.31	1.32	1.35	1.36						
Jersey City	1.20	1.23	1.20	1.22	1.21	Brooklyn	1.28	1.30	1.32	1.34	1.34	OKLAHOMA	0.91	0.93	0.92	0.91	0.92
Lakewood	1.06	1.09	1.09	1.10	1.10	Manhattan	1.29	1.32	1.32	1.35	1.35	Ardmore	0.93	0.93	0.94	0.91	0.93
Morristown	1.20	1.23	1.22	1.23	1.23	Nassau County	1.29	1.31	1.32	1.34	1.35	Bartlesville	0.87	0.89	0.89	0.88	0.88
New Brunswick	1.20	1.22	1.21	1.22	1.20	Orange County	1.17	1.19	1.19	1.19	1.21	Enid	0.89	0.92	0.91	0.91	0.91
Newark	1.24	1.26	1.25	1.27	1.25	Putnam County	1.19	1.19	1.20	1.22	1.23	Lawton	0.86	0.88	0.87	0.85	0.85
Passaic	1.19	1.21	1.19	1.20	1.20	Queens	1.27	1.30	1.31	1.33	1.34	Norman	0.97	0.98	0.97	0.96	0.96
Paterson	1.19	1.22	1.19	1.21	1.21	Rockland County	1.19	1.20	1.22	1.23	1.23	Oklahoma City	0.97	0.98	0.97	0.96	0.96
Plainfield	1.10	1.11	1.11	1.11	1.11	Staten Island	1.22	1.24	1.22	1.26	1.27	Tulsa	0.90	0.93	0.92	0.93	0.92
Somerville	1.18	1.20	1.20	1.19	1.21	Suffolk County	1.31	1.33	1.34	1.36	1.36						
Teaneck	1.19	1.22	1.20	1.20	1.20	Westchester County	1.20	1.21	1.21	1.24	1.24	OREGON	1.06	1.10	1.09	1.08	1.11
Trenton	1.18	1.19	1.18	1.20	1.19	Yonkers	1.31	1.33	1.33	1.36	1.36	Albany	1.06	1.10	1.08	1.06	1.10
Vineland	1.11	1.12	1.13	1.14	1.15							Altamont	1.03	1.06	1.04	1.04	1.08
West Orange	1.19	1.21	1.20	1.21	1.19	NORTH CAROLINA	0.94	0.95	0.93	0.94	0.94	Astoria	1.05	1.09	1.07	1.05	1.08
						Asheville	0.95	0.97	0.96	0.95	0.96	Bend	1.06	1.12	1.12	1.12	1.11
						Charlotte	0.97	0.98	0.97	0.97	0.98	Coos Bay	1.04	1.08	1.07	1.07	1.10
						Durham	1.01	1.00	0.97	0.99	1.01	Corvallis	1.06	1.10	1.08	1.06	1.09
						Fayetteville	0.95	0.96	0.93	0.93	0.94	Eugene	1.12	1.17	1.15	1.14	1.18
						Gastonia	0.99	0.98	1.00	0.98	0.99	Grants Pass	1.04	1.07	1.06	1.04	1.10
						Goldsboro	0.94	0.93	0.90	0.92	0.93	Klamath Falls	1.04	1.07	1.05	1.04	1.09
						Greensboro	0.93	0.94	0.94	0.95	0.95	Medford	1.05	1.09	1.09	1.07	1.11
						Greenville	0.89	0.91	0.88	0.89	0.89	North Bend	1.04	1.08	1.07	1.08	1.10
						Hickory	0.90	0.91	0.91	0.92	0.90	Pendleton	1.09	1.10	1.10	1.11	1.11
						Jacksonville	0.91	0.91	0.88	0.88	0.89	Portland	1.11	1.13	1.13	1.11	1.12
						Raleigh	1.01	1.00	0.97	0.99	1.01	Roseburg	1.04	1.08	1.04	1.04	1.11
						Rocky Mount	0.93	0.95	0.91	0.93	0.93	Salem	1.08	1.13	1.10	1.09	1.11
						Wilmington	0.94	0.92	0.92	0.93	0.93	Springfield	1.03	1.06	1.06	1.06	1.10
						Winston-Salem	0.90	0.92	0.91	0.89	0.89	The Dalles	1.08	1.13	1.10	1.08	1.11
						NORTH DAKOTA	0.98	1.01	1.00	0.98	1.02	PENNSYLVANIA	1.07	1.10	1.08	1.08	1.08
						Bismarck	0.97	1.01	0.99	0.98	1.01	Allentown	1.10	1.15	1.10	1.13	1.08
						Fargo	0.97	0.98	0.98	0.96	1.00	Altoona	1.09	1.12	1.08	1.09	1.09
						Grand Forks	0.96	1.02	1.00	0.98	1.02	Bethlehem	1.07	1.12	1.07	1.10	1.07
						Jamestown	0.97	1.02	1.00	0.98	1.02	Easton	1.05	1.11	1.06	1.08	1.04
						Mandan	0.97	1.01	0.99	0.98	1.01	Erie	1.07	1.08	1.08	1.06	1.06
						Minot	1.00	1.02	1.00	0.97	1.04	Harrisburg	1.02	1.07	1.04	1.02	1.05
						Williston	1.00	1.03	1.01	0.98	1.05	Johnstown	1.07	1.08	1.07	1.06	1.05
												Lancaster	1.05	1.06	1.03	1.04	1.04
						OHIO	0.99	0.99	0.98	0.98	0.99	Norristown	1.19	1.20	1.20	1.22	1.20
						Akron	0.97	0.98	0.99	1.00	0.99	Philadelphia	1.17	1.19	1.19	1.22	1.20
						Canton	0.96	0.97	0.97	0.97	0.97	Pittsburgh	1.12	1.14	1.11	1.12	1.14
						Cincinnati	1.00	0.99	0.99	0.97	1.01	Reading	1.07	1.11	1.07	1.08	1.05
						Cleveland	0.99	1.02	1.02	1.01	1.02	Scranton	1.04	1.03	1.03	1.04	1.05
						Columbus	1.02	1.01	1.00	0.99	1.00	State College	1.02	1.04	1.03	1.02	1.03
						Dayton	0.98	0.97	0.98	0.97	0.97	Wilkes-Barre	1.02	1.04	1.05	1.02	1.05
						East Liverpool	1.05	1.06	1.08	1.04	1.06	Williamsport	1.03	1.05	1.03	1.03	1.07
						Hamilton	0.95	0.93	0.96	0.94	0.95	York	1.04	1.06	1.04	1.03	1.06

MARSHALL VALUATION SERVICE

The data included on this page becomes obsolete after update delivery, scheduled for April 2026.

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1/2026

Mandan Assessing

From: Blake Hill [REDACTED]
Sent: Tuesday, March 31, 2026 10:21 AM
To: Mandan Assessing
Cc: Kimberly K. Markley; Jonathan L. Fleischer
Subject: Re: Local Board of Equalization - Discussion

You don't often get email from [REDACTED]. [Learn why this is important](#)

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

Hello,

I really appreciate you taking the time to review this property, especially due to the significant yearly increase. After reviewing the property card, that answers my questions!

Thanks,
Blake.



Blake Hill
KE Andrews



From: Mandan Assessing <assessing@cityofmandan.com>
Sent: Tuesday, March 31, 2026 9:26 AM
To: Blake Hill [REDACTED]
Cc: Kimberly K. Markley <kimberly.markley@cityofmandan.com>; Jonathan L. Fleischer <jonathan.fleischer@cityofmandan.com>
Subject: RE: Local Board of Equalization - Discussion

Hi Blake,

I have reviewed the information submitted for property id 65-6107300. We reviewed this property September 8, 2025 as part of the summer reappraisal area. The main office building is a 2 story building with each floor 8,277 square feet for a total of 16,554 square feet. The Marshall and Swift calculations price 8,277 square feet, I believe it is not accounting for the 2nd floor of the building of 8,277 square feet. I have attached the photo of the property. I am also attaching our property record card for you to review.



If you would like to discuss the valuation, please call our office at 701-667-3232.

Brenda Johnson
Appraiser

From: Blake Hill [REDACTED]
Sent: Monday, March 30, 2026 9:58 AM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: Local Board of Equalization - Discussion

You don't often get email from [REDACTED]. [Learn why this is important](#)

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.
My name is Blake and I am a property agent for a handful of properties for City of Mandan! There is 1 property that I have a slight disagreement on and I was wondering how the most effective way is to get my information to you? From my knowledge, next steps would be sending information to you before the county Board of Equalization on April 7. If this is incorrect, please let me know! Or if there is a different resource to send the information, I would be glad to do that too! Thank you for the help?

Best,



Blake Hill
KE Andrews



65-6107300 MVP US HOLDINGS CORP									
City of Mandan 2026 Values				KE Andrew Cost Approach					
	Yr Built	Square Ft	Value		Yr Built	Square Ft	Value		
2 Story Office Bldg	2012	16,554	\$ 2,762,400	Office	2012	8277	\$ 1,716,021		
Attached shop	2014	13,600	\$ 846,900	Attached shop	2014	13600	\$ 768,476		
Shop	1970	3,500	\$ 151,000	Shop	1970	5500	\$ 54,428		
Shop Addn	1979	2,000	\$ 102,500	Shop Addn	1979	5500	\$ 76,736		
Quonset	2014	4,200	\$ 40,400	Quonset	2014	144	\$ 3,942		
Containment areas	2000	8,483	\$ 92,700	Containment areas		8,483	\$ 57,790		
Paving/Asphalt	2012	64,300	\$ 143,900	Paving/Asphalt		64,300	\$ 178,602		
Truck Well	2014	3,000	\$ 28,100	Truck Well			\$ -		
Tanks			\$ 225,200	Tanks			\$ 693,601		
2026 Improvement Value			\$ 4,393,100				\$ 3,549,596		
2026 Land Value			\$ 808,300						
2026 True and Full Value			\$ 5,201,400						
				No Valuation for 2nd Floor office of 8277 sf					
						8277	\$ 1,716,021		
						Improvement Value if 2nd floor valued	\$ 5,265,617		
						Land Value	\$ 808,300		
						Estimated Value	\$ 6,073,917		
Property was reviewed In September 2025 as part of zone review.									
The cost estimate submitted by appellant did not include the 2nd floor of the office of 8277 square feet. There were other errors									
in square footage of the buildings. If the value of the 2nd floor is added to their estimate it would indicate a higher value than									
the true and full value for 2026.									

Mandan Assessing

From: Rory Anderson
Sent: Wednesday, April 1, 2026 9:18 AM
To: Mandan Assessing
Subject: Re: Shores at Lakewood Phase 2 Assessment Review – Heads Up

You don't often get email from

[learn why this is important](#)

WARNING: EXTERNAL EMAIL DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

Hi Jon,

Thank you for the detailed response - I appreciate you taking the time to walk through the valuation and supporting code.

I also saw your call come through earlier. I'm tied up in our morning meetings but will give you a call shortly once I'm free so we can talk through everything.

Thanks again, and I look forward to connecting.

Best regards,
Rory



<https://www.facebook.com/VerityGroupCapital>

 [Book time to meet with me](#)

From: Mandan Assessing <assessing@cityofmandan.com>
Sent: Tuesday, March 31, 2026 1:07 PM
To: Rory Anderson
Subject: FW: Shores at Lakewood Phase 2 Assessment Review – Heads Up

Rory,

Thank you for the email. Two things happened this last year that resulted in the change of the valuation for your lots in Shores at Lakewood 2nd addition.

1. A plat was filed creating all the lots
2. Land no longer meets the conditions to be considered agriculture land

Because a plat was filed all the lots must be created and the prior year value for the large parcel is split against all the newly created lots, the 2025 value. Current year valuation are made based on direction of North Dakota Century Code:

57-02-27.1. Property to be valued at true and full value.

1. All assessors and boards of equalization shall place the values of all items of taxable property at the true and full value of the property except as otherwise specifically provided by law, and the amount of taxes that may be levied on such property must be limited as provided in this chapter. For the purposes of sections 57-02-27, 57-02-27.1, 57-02-27.2, and 57-55-04, the term "true and full value" has the same meaning as provided in section 57-02-01, except that "true and full value" of agricultural lands must be as determined pursuant to section 57-02-27.2.

2. The governing body of the city or township may establish valuations that recognize the supply of vacant lots available for sale.

And

57-02-01. Definitions. As used in this title, unless the context or subject matter otherwise requires:

1. a. "Agricultural property" means platted or unplatted lands used for raising agricultural crops or grazing farm animals as provided in this subsection. For platted lands: (1) Lands platted and assessed as agricultural property prior to March 30, 1981, shall continue to be assessed as agricultural property until put to a use other than raising agricultural crops or grazing farm animals.
(2) Property platted on or after March 30, 1981, is not agricultural property when any four of the following conditions exist:
 - (a) The land is platted by the owner.
 - (b) Public improvements, including sewer, water, or streets, are in place.
 - (c) Topsoil is removed or topography is disturbed to the extent that the property cannot be used to grow crops or graze farm animals.
 - (d) Property is zoned other than agricultural.
 - (e) Property has assumed an urban atmosphere because of adjacent residential or commercial development on three or more sides.
 - (f) The parcel is less than ten acres [4.05 hectares] and not contiguous to agricultural property.
 - (g) The property sells for more than four times the county average true and full agricultural value.

As your properties no longer meet the definition of agriculture land, our office will assign value based on the characteristics of the lots. The lots received our new subdivision vacancy rate which reflects the supply of vacant lots for sale, as allowable in 57-02-27.2, and we deducted from the valuation for the lack of roads and services to each lot.

Other lots that still meet the conditions to be valued at ag land are parcels 65-5511352, 65-5511360, 65-5511525, and 65-551380.

Market sales are used to determine the value of the lots. In Shores at Lakewood 2nd addition, there were 8 sales that ranged from \$95,000 to \$199,000. We have used those sales and other vacant lot sales to set the values you see on the notice.

Let us know if you have any additional questions.

-Jon



Jonathan Fleischer | Senior Real Property Appraiser
City of Mandan Assessing
701.667.3232 | jonathan.fleischer@cityofmandan.com
205 2nd Ave NW, Mandan, ND 58554
www.cityofmandan.com/assessing

[Click here to view City of Mandan Property Record Cards](#)

[Click here to view Property Tax Calculator](#)

From: Rory Anderson
Sent: Thursday, March 26, 2026 2:48 PM
To: Mandan Assessing <assessing@cityofmandan.com>
Subject: Shores at Lakewood Phase 2 Assessment Review – Heads Up

You don't often get email from [redacted] [Learn why this is important](#)

*****WARNING: EXTERNAL EMAIL***** DO NOT click links or open attachments unless you recognize the sender, and NEVER provide your username/password.

Hi Kim,

I hope you're doing well.

I wanted to send this over as a quick heads-up and give you an opportunity to review ahead of us formally dropping off our submission tomorrow.

We recently received the Notice of Real Estate Assessment for the Phase 2 lots at Shores at Lakewood, and after going through it alongside the approved PUD Amendment (Ordinance 1454), we believe there may have been an unintended classification of these parcels as building permit ready.

As outlined in the PUD, Phases 2–4 are to remain taxed as entitled but undeveloped land until the phase is substantially complete and the lots are truly permit ready. At this time, Phase 2 does not yet have completed public infrastructure, roadways, or full city services in place. Additionally, the one permit issued within the phase is conditional and cannot receive a Certificate of Occupancy until those items are completed.

Given that, we wanted to share this with you directly first in case this is something that can be reviewed and addressed on your end before we need to proceed further.

We've put together a clean package outlining everything, including the full parcel list and supporting PUD documentation, which we'll plan to drop off tomorrow.

We truly appreciate everything you do and value the working relationship we've built over the years. Please don't hesitate to reach out if you'd like to discuss ahead of time.

Thanks again, Kim—I look forward to connecting.

Best regards,
Rory Anderson



City Commission

Agenda Documentation

MEETING DATE: September 17, 2024
PREPARATION DATE: September 17, 2024
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Andrew Stromme
PRESENTER: Andrew Stromme, City Planner
SUBJECT: First Consideration of Ordinance 1454, a PUD (Planned Unit Development) Amendment for the Shores at Lakewood

STATEMENT/PURPOSE:

First Consideration of Ordinance 1454, a PUD (Planned Unit Development) Amendment for the Shores at Lakewood

BACKGROUND/ALTERNATIVES:

Detailed background on this item can be found under Public Hearings.

ATTACHMENTS:

1. PUD Amendment Narrative
2. DRAFT Shores at Lakewood 2nd PUD

FISCAL IMPACT:

N/a

STAFF IMPACT:

Considerable staff time has gone into reviewing this request.

LEGAL REVIEW:

The City Attorney has reviewed this item as part of the agenda packet.

RECOMMENDATION:

Staff recommends approval of the first consideration of Ordinance 1454, contingent upon a development agreement.

SUGGESTED MOTION:

City Commission

Agenda Documentation

September 17, 2024

Subject: *First Consideration of Ordinance 1454, a PUD (Planned Unit Development)
Amendment for the Shores at Lakewood*

Page 2 of 2

I move to approve the first consideration of Ordinance 1454, contingent upon a development agreement.

Planned Unit Development Amendment Narrative

Request for Shores at Lakewood Master Plan

TRX Developers, LLC is proposing to plat and develop approximately 132 acres located southwest of 21st Street SE, intersected by McKenzie Dr SE, and West of 39th Ave SE/Oxbow Trail SE/34th Ave SE, Mandan, ND. The area is currently blend of approved Master Plan, FLUP Amended, and Zoning to PUD on entire project, with Shores Addition platted/developed (including Minor Plats resulting from lot combinations), and unplatted otherwise agriculture land in the City of Mandan ETZ zoning district.

TRX Developers, LLC is considering further developing the property into a mixed-use site with a combination of single family detached (stand-alone single family), single family attached (twin home) residential, 2 lots RM for 3-plex condo, and limited non-residential commercial/storage, which will all address many of the housing and land use needs for the City of Mandan and it's residents.

TRX Developers, LLC proposes amending the current Master Plan & PUD Zoning regulations, in order to accommodate the intended project which will result in a logical and orderly development pattern that will be consistent with surrounding land uses and will conform to the City of Mandan Municipal Code and Future Land Use Plan. The proposed plat for Shores 2nd Addition has been adjusted significantly from the previous submission, using feedback and in consideration of some area resident concerns, reducing overall lot count by adjusting lot sizes to be larger overall, and also including 2 lots identified to be used in a general RM zoning allowable perspective, for two 3-plex condo buildings.

Development within the district is characterized by four main types as mentioned above, single family detached housing, single family attached housing, RM Condo, and commercial/storage. Considering the majority of land zoned RM to the east, a smaller area of land zoned R7 also to the east, the Golf Course to the north, the City Wastewater Treatment Facility to the SE, and the agriculture to the south, the proposed zoning change would not adversely affect property in the vicinity.

The proposed PUD will reduce urban sprawl, put less demand on city services per capita compared to traditional developments, encourage walk/live/play, and provide interconnectivity to trails, while contributing much needed architecturally appealing and diverse homes to the landscape.

Platting: Shores at Lakewood is platted as a master plat, using a Planned Use Development, to ensure future conformity with the PUD and to give the City assurance that any changes in the future must follow the PUD amendment process and be very clearly outlined and defined.

Phasing: Shores at Lakewood will be developed in 4 phases, as defined in the master plat and phasing map. Shores 3rd Addition will initially be identified as a super block, requiring the developer to submit a site plan and architectural standards/design to the City of Mandan, prior to commercial development in this phase, as per standard ordinance set forth by the City of Mandan. Each Phase will be a separate addition to the City of Mandan, with a plat for each to define clearly the legal descriptions outlined.

Issuance of Building Permits: Building permits shall not be issued in each phase until said phase is deemed substantially complete by City standards.

Zoning & Taxation: After plat and PUD approval, Shores at Lakewood will be zoned as a PUD. Additions (Phases) 2 through 4 will remain taxed as entitled but undeveloped lands, until development of each phase, independently, is significantly complete and the lots are building permit ready. Once complete, the properties included in the completed phase shall be taxed as determined by the Mandan City Auditor for the appropriate use and zoning.

Location: Combined parcel located in the City of Mandan, Morton County, North Dakota, City Parcel Number(s) 65-5511350, 65-5511360, 65-5511352, 65-5511525, 65-5513800, & 30-0114100. The project consists of approximately 132 acres.

Details: The subdivision master plan provides for 209 residential lots. The subdivision master plan provides for 155 single family detached residential lots (R7), 52 (26 twin buildings) R3.2 type lots, , 2 RM Condo type lots, one private dog park, two amenity based private parks, one walk/bike/buffer zone/stormwater lot, one limited non-residential commercial super lot/block, & two pond/borrow lots. The pond/borrow lots will serve to provide fill for the site to bring it out of the 100 year flood plain, as well as, to fulfil the storm water retention needs. The project will be zoned and defined as a PUD as the overlay zoning with the R7, R4, R3.2, RM, and CB as the underlying zoning. Housing types are limited to RM 3-plex Condo, single family attached (twin/town/row homes), and single-family detached homes. The private parks will also serve as an amenity to Heart River Villas residents.

Infrastructure Installation: The Developer of the Project will install all sanitary sewer, & water. Mountain Plains, LLC will provide the engineering and design for the Project. Infrastructure layout and design parameters are found on the submitted PUD Site Plan. The Developer will design and submit for approval the storm water plans. Installation of storm sewer, street lighting, curb/gutter/paving, and road base prep will be handled by the City of Mandan via a special assessment district.

The required sanitary sewer lift station and screening fencing shall be included on the special assessment district requested to be created.

The sanitary sewer and water 3-way agreement and SID storm sewer projects to be advertised for bid and awarded together, to ensure least ground disturbance and also to hold awarded contractor firmly to installation standards and criteria. The Developer shall approve the final bid award, based on blended criteria of price and performance of the contractor.

Infrastructure Funding: The Developer of the Project will fund the cost of engineering design, sanitary sewer, grading, and water installation. The storm sewer (separate SID), street lighting, curb/gutter/paving, screening fencing, and road base prep shall be handled via Bids awarded by the City of Mandan and assessed in two Special Assessment Districts per the City of Mandan Ordinance. The sanitary sewer and water 3-way agreement and SID storm sewer projects to be bid and awarded together, to ensure least ground disturbance and also to hold awarded contractor firmly to installation standards and criteria.

Infrastructure Maintenance and Repair: The City of Mandan shall be responsible for future repairs and maintenance of public right of way and roads.

Lot Combination Alternative: Lots may be combined to accommodate larger homes. If single family R4 or R7 based lots are combined, the regulations of R7 zoning district shall apply. If twin home R3.2 lots are combined, the regulations of the R3.2 zoning district shall apply. In no circumstances shall the below setback requirements be adjusted.

Residential Lot Setbacks: In order to simplify the residential lot setbacks, all residential lots shall be governed by the following setbacks:

- Front Yard – 25' from public street
- Front Yard – 15' from public street for alley (rear) private drive access homes
- Side Yard – 5'
- Street Side Yard – 15'
- Rear Yard – 20'

Underlying Zoning Regulations: Except for regulations provided within the PUD District, the underlying zoning regulations shall apply to residential lots as follows and aligned with attached zoning exhibit; R7, R4, R3.2, RM (Shores Addition, Shores 2nd Addition, & Shores 4th Addition), with CB (all service & utility groups allowed, with exception of occupied residential) for Shores 3rd Addition.

Community Parks: Two private parks and one private dog park will be constructed for the use and enjoyment of the residents of Shores at Lakewood and Heart River Villas on Lots 56 Block 1 & 35 Block 2, Shores 2nd Addition, and Lot 21 Block 2 of Shores Addition. These properties to be owned and managed by the Home Owners Association.

HOA: An HOA has been formed for the purpose of maintaining the private parks and to also provide services to residents. It will facilitate the grounds maintenance, snow removal, and care of the properties in Shores at Lakewood. The HOA Board of Directors shall be solely responsible for the hiring and direction of professional companies to perform mowing, residential snow removal, pond maintenance, and other HOA responsible items.

Golf Course Access: Access easements and paths will be provided to ensure resident access to the Mandan City Golf Course.

Parking and Traffic Rules and Regulation: Parking and enforcement will be handled by the City of Mandan. Garage orientation to be pre-determined to ensure maximum parking available on street.

Snow Removal: Snow removal on public streets will be by the City of Mandan. Individual residence driveway and apron snow removal shall be provided by the HOA. Lead walks/patio/deck snow removal shall be provided by the property owner.

Garbage Collection: Garbage collection shall be performed by the City of Mandan to the single family and twin home residential parcels. The CB parcels shall arrange for their own garbage collection services.

Fencing: 6 ft or 5 ft wrought iron fencing along the north boundary, and monument markers on the westerly boundary, will be provided and installed by developer to ensure LHWRD/USACE levee system and golf course are not encroached upon. Concrete precast architectural 5 ft or 6 ft fences are also be allowed at the discretion of the Developer and/or ARC.

Internal Nocturnal Illumination: Internal downward nocturnal illumination shall be provided and installed to provide safety and security. Funding to install and procure the lights shall be provided by a Special Assessment District per City of Mandan Ordinance.

Special Assessments: Existing and future special assessments will assessed per the City of Mandan Ordinance. Pond/Borrow/Parks lots are to remain clear and free of any special assessments. The storm sewer, street lighting, curb/gutter/paving, road base prep, sanitary sewer lift station, screening fencing along local/collector ROW, and any Park Improvements (per the Mandan Parks District) shall be vetted, facilitated, and installed via Bids awarded by the City of Mandan and assessed via Special Assessment Districts per the City of Mandan Ordinance.

Easements: Any and all easements shall be shown on the plat.

Grantor/Grantee of Easements: The Developer shall be the Grantor of the easements. The City of Mandan, & the State of North Dakota, and any others named on the plat shall be the Grantees of all easements.

Street Design: Street design for public streets and private drives shall follow the City of Mandan Municipal Code. Future adjustments to align with proposed City Development Standards may be proposed.

USACE Review: A pre-submittal development review request was provided to the USACE, following Executive Order 11988. On September 9th, 2021, the USACE provided a letter confirming final review with final comments that have been incorporated into the design and development plans, in addition to the requirements identified by the local sponsor that have been included in the ratified Developer's Agreement with the Lower Heart Water Resource District.

Developer Agreement Lower Heart Water Recourse District: Developer's agreement is in place outlining the criteria for development and future use/maintenance in regard to the overall community and also the Levee system. The agreement is to remain in effect and all conditions and criteria to follow the chain of title/deeds. Covenants and HOA documents to reflect the criteria outlined in the Development Agreement.

Overall Density: Overall density upon buildout for residential units/area shall be no greater than 4 units per gross acre.

Shores 3rd Addition: Shall be platted as a single block limited to CB or lower. Occupied residential use shall not be allowed until such a time a tertiary access and right of way is granted from the south end of the property to Lakewood Drive SE. Any development of this area shall be subject the City of Mandan review and site plan approval process.

Finished Floor Elevations: Building foundation height shall be set at a minimum of 2' higher than the curb and shall conform to the City of Mandan Code.

Capital Improvement & Maintenance Fund: A capital improvement fund shall be created to provide future reserves for any and all capital improvements needed by the HOA for repairs and maintenance to the Private Community Parks, the Pond, and also for other community enhancements, maintenance, and/or repairs that should arise. The fund will be created by an initial transfer fee of \$500 per home sold/closed to 3rd parties (home buyers), with subsequent transfer fees of 0.5% of the sale price per home re-sold and closed.

CBU for Postal Service: Cluster boxes will be used to facilitate mail delivery. The developer shall install cluster mailboxes to serve the development by the United State Postal Services (USPS) and other private carriers. The location of the cluster mailbox(s) shall meet the requirements of the City and USPS and be approved at each phase of development.

Pond Water Quality: Two to three aeration fountains to be installed by developer and maintained by the HOA to ensure water quality throughout the summer season and to mitigate algae growth and mosquito breeding habitat.

Community Irrigation Master System: One to two irrigation pumps and main line supply lines to be installed by developer and maintained by the HOA to provide landscaping irrigation for the Community and Residents for lots in Shores 2nd, 3rd, and 4th Additions. City water supply will provide irrigation needs for the residents of Shores Addition, north of McKenzie Drive, through dedicated meter pits.

***DRAFT* ORDINANCE NO. 14XX**

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

WHEREAS, The Mandan Land Use and Transportation Plan designates the subject property as Low-Density Residential; and

WHEREAS, Adjacent properties to the north and south are zoned A – Agriculture, to the east zoned R7 – Residential and RM – Residential, to the south zoned A – Agriculture and the west A – Agriculture. The Planned Unit Development District would be appropriate; and

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

SECTION 1. ZONING AMENDMENT. Section 105-2-2 of the Mandan Code of Ordinances is amended to read as follows:

Subsection 1: Establishment of Planned Unit Development (PUD)

The area known as Shores at Lakewood 2nd Addition, located within Section 1, Township 139N, Range 81W in City of Mandan, Morton County, North Dakota, shall be excluded from the A (Agricultural District) and included in a PUD (Planned Unit Development) District with the following conditions and restrictions:

Section 2: Zoning Districts and Applicable Areas

a. **PUD based in R7 Residential** shall be applied to:

- Lots 2-11 and 56-63, Block 1
- Lots 1-12 and 20-35, and Lot 37, Block 2
- Lots 1-3, Block 3

b. **PUD based in R3.2 Residential** shall be applied to:

- Lots 12-55, Block 1
- Lots 13-19, Block 2

AS 8/20/2024

c. **PUD based in RM Residential** shall be applied to:

- Lot 1, Block 1
- Lot 36, Block 2

Section 3: Housing Types

- a. In the **R7 Residential** areas, housing types are limited to single-family detached homes and designs/styles approved in the original PUD submittal.
- b. In the **R3.2 Residential** areas, housing types are limited to single-family attached homes, up to twin homes and designs/styles approved in the original PUD submittal.
- c. In the **RM Residential** areas, housing types are limited to 3-plex condominiums and designs/styles approved in the amended PUD submittal.

Section 4: Lot Combinations

- a. Lots within the PUD may be combined subject to City of Mandan platting requirements and utility policies.
- b. If lots identified as R3.2 or RM are combined subject to the above rules, the regulations of the R7 zoning district shall apply.

Section 5: Residential Lot Setbacks

- a. Front Yard – 25' from Public Street
- b. Street Side Yard (for alley-loaded homes) – 15' from Public Streets
- c. Side Yard – 5'
- d. Street Side Yard (on corner lots) – 15'
- e. Rear Yard – 20'

Section 6: Designated Uses and Amenities

- a. **Lot 56, Block 1** shall be designated as a dog park but be zoned R7 / PUD.
- b. **Lots 35 and 37, Block 2** shall be designated as a stormwater amenity pond but be zoned R7 / PUD.
- c. **Lot 1, Block 1** shall be designated as a City lift station and be zoned R7 / PUD.

Section 7: Monument Markers

- a. Monument markers will be installed along the LHRWRD levee per USACE and LHRWRD standards and agreements.

Section 8: Density Regulations

- a. The overall density for residential units/area shall not exceed 4 units per gross acre.

Section 9: Finished Floor Elevations

- a. All finished floor elevations must be at least 2 feet above the curb elevation.
- b. All home elevations must adhere to the original Shores at Lakewood PUD narrative and elevations or conform to the amended Mansionettes design standards.

Section 10: Amendments

- a. Any changes to this PUD must follow the PUD amendment process and be clearly outlined and defined.

SECTION 2. RE-ENACTMENT. Section 105-2-2 of the Mandan Code of Ordinances is hereby re-enacted as amended. The city planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.

Joe Camisa, Vice President
Board of City Commissioners

Attest:

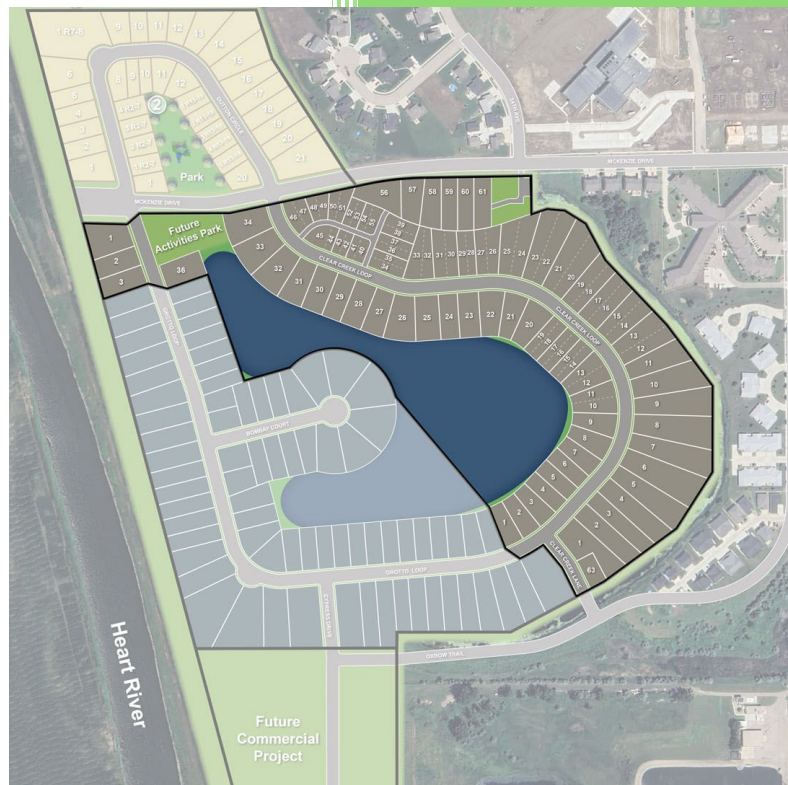
Jim Neubauer
City Administrator

Planning and Zoning Commission:
First Consideration:
Second Consideration and Final Passage:

August 26, 2024
September 17, 2024
October 1, 2024

2026

Shores at Lakewood – Phase 2 Assessment Review Submission



Rory Anderson

SPV Group – On Behalf of TRX

Developer's, LLC

3/26/2026

Shores at Lakewood – Phase 2 Assessment Review Submission

TRX Developer's, LLC

Morton County Board of Equalization

3/26/2026

Morton County Board of Equalization

Morton County Office of Tax Equalization

210 2nd Ave NW

Mandan, ND 58554

Re: Request for Review – Shores at Lakewood Phase 2 Assessment Classification

Dear Members of the Board,

We recently received the Notice of Real Estate Assessment for properties associated with TRX Developers, LLC within The Shores at Lakewood development. After reviewing the assessments in conjunction with the approved Planned Unit Development (PUD) Amendment (Ordinance 1454), we have identified a discrepancy in the classification and timing of taxation for Phase 2 lots.

As outlined in the approved PUD documentation under the section titled *Zoning & Taxation*, Phases 2 through 4 are to remain taxed as entitled but undeveloped land until such time as development is substantially complete and the lots are building permit ready. Public infrastructure, including roadway installation, utility extension, and municipal service availability, has not been completed or accepted for Phase 2.

At present, Phase 2 does not meet these conditions. Specifically:

- Public infrastructure (gas, power, water/sewer, etc) within Phase 2 is not yet complete
- Permanent roadways have not been installed
- City services have not been fully extended to the lots

Accordingly, Phase 2 does not meet the threshold of being substantially complete or building permit ready as required under the approved PUD.

Additionally, while a building permit has been issued for 2952 Clear Creek Loop SE, this permit is expressly conditional. The property cannot receive a final Certificate of Occupancy until required infrastructure and roadway improvements within the development are completed. As such, the existence of this conditional permit should not be interpreted as an indication that Phase 2 lots are fully build-ready or meet the threshold for reclassification under the PUD framework.

Based on the above, it appears that Phase 2 parcels have been assessed under the assumption that they are building permit ready, which does not align with the current development status or the governing PUD language.

For your review and reference, we have included the following:

- **Exhibit A** – Complete list of affected parcels included in the Notice of Real Estate Assessment
- **Exhibit B** – Approved PUD Amendment (Ordinance 1454), including applicable zoning and taxation provisions

We appreciate your time and consideration and would welcome the opportunity to discuss this further or provide any additional information that may be helpful.

We respectfully request that the Phase 2 parcels be reviewed and classified in accordance with the approved PUD until such time as development meets the required thresholds.

Sincerely,

Rory Anderson

Chief Revenue Officer – SPV Group

On behalf of TRX Developers, LLC

rory@veritygroupcapital.com

701.391.0093

Exhibit A – TRX Developers Parcels from Notice of Real Estate Assessment:

All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Total Parcels Listed in Uploaded TAX Workbook 96

Source File Notice of Real Estate Assessment (Morton County)_TAX.xlsx

Segmentation Method Grouped by street / parcel type for Exhibit A presentation

Segment	Parcel Count
Clear Creek Lane SE	1
Clear Creek Loop SE	59
Dry Creek Drive SE	12
Dry Creek Place SE	16
McKenzie Drive SE	1
Other / Utility / Pond	3
Other / Vacant Land	4
Check Total	96

Exhibit A – Clear Creek Loop SE | All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Parcel Count 59

Address	Parcel Number	Legal Description	Section	2026 Value	2025 Value	Change	Development Status
2801 CLEAR CREEK LP SE, MANDAN, ND	65-6142155	LOT 32 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0032	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2809 CLEAR CREEK LP SE, MANDAN, ND	65-6142150	LOT 28 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0028	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2817 CLEAR CREEK LP SE, MANDAN, ND	65-6142145	LOT 27 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0027	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2847 CLEAR CREEK LP SE, MANDAN, ND	65-6142125	LOT 25 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0025	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2853 CLEAR CREEK LP SE, MANDAN, ND	65-6142120	LOT 22 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0022	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2868 CLEAR CREEK LP SE, MANDAN, ND	65-6141835	LOT 33 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0033	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2869 CLEAR CREEK LP SE, MANDAN, ND	65-6142110	LOT 19 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0019	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2872 CLEAR CREEK LP SE, MANDAN, ND	65-6141830	LOT 32 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0032	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2876 CLEAR CREEK LP SE, MANDAN, ND	65-6141825	LOT 31 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0031	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2880 CLEAR CREEK LP SE, MANDAN, ND	65-6141820	LOT 30 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0030	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2884 CLEAR CREEK LP SE, MANDAN, ND	65-6141815	LOT 29 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0029	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2886 CLEAR CREEK LP SE, MANDAN, ND	65-6141810	LOT 28 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0028	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2888 CLEAR CREEK LP SE, MANDAN, ND	65-6141805	LOT 27 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0027	\$24,600	\$2,200	\$22,400	Lot Listed in Notice

2890 CLEAR CREEK LP SE, MANDAN, ND	65-6141800	LOT 26 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0026	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2891 CLEAR CREEK LP SE, MANDAN, ND	65-6142095	LOT 18 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0018	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2892 CLEAR CREEK LP SE, MANDAN, ND	65-6141795	LOT 25 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0025	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2894 CLEAR CREEK LP SE, MANDAN, ND	65-6141790	LOT 24 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0024	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2896 CLEAR CREEK LP SE, MANDAN, ND	65-6141785	LOT 23 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0023	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2898 CLEAR CREEK LP SE, MANDAN, ND	65-6141780	LOT 22 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec. Twp, Rng . Blk 001, Lot 0022	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2900 CLEAR CREEK LP SE, MANDAN, ND	65-6141775	LOT 21 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp , Rng , Blk 001, Lot 0021	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2902 CLEAR CREEK LP SE, MANDAN, ND	65-6141770	LOT 20 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0020	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2904 CLEAR CREEK LP SE, MANDAN, ND	65-6141765	LOT 19 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp , Rng , Blk 001, Lot 0019	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2908 CLEAR CREEK LP SE, MANDAN, ND	65-6141760	LOT 18 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0018	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2909 CLEAR CREEK LP SE, MANDAN, ND	65-6142080	LOT 17 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0017	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2911 CLEAR CREEK LP SE, MANDAN, ND	65-6142075	LOT 16 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0016	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2912 CLEAR CREEK LP SE, MANDAN, ND	65-6141755	LOT 17 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0017	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2913 CLEAR CREEK LP SE, MANDAN, ND	65-6142070	LOT 15 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0015	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2915 CLEAR CREEK LP SE, MANDAN, ND	65-6142065	LOT 14 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0014	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2916 CLEAR CREEK LP SE, MANDAN, ND	65-6141750	LOT 16 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0016	\$24,600	\$2,200	\$22,400	Lot Listed in Notice

2917 CLEAR CREEK LP SE, MANDAN, ND	65-6142060	LOT 13 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0013	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
2919 CLEAR CREEK LP SE, MANDAN, ND	65-6142055	LOT 12 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0012	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2920 CLEAR CREEK LP SE, MANDAN, ND	65-6141745	LOT 15 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0015	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2924 CLEAR CREEK LP SE, MANDAN, ND	65-6141740	LOT 14 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0014	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2925 CLEAR CREEK LP SE, MANDAN, ND	65-6142050	LOT 11 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0011	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2928 CLEAR CREEK LP SE, MANDAN, ND	65-6141735	LOT 13 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0013	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2931 CLEAR CREEK LP SE, MANDAN, ND	65-6142045	LOT 10 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0010	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2932 CLEAR CREEK LP SE, MANDAN, ND	65-6141730	LOT 12 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0012	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
2936 CLEAR CREEK LP SE, MANDAN, ND	65-6141725	LOT 11 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0011	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2939 CLEAR CREEK LP SE, MANDAN, ND	65-6142040	LOT 9 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0009	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2945 CLEAR CREEK LP SE, MANDAN, ND	65-6142035	LOT 8 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0008	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2946 CLEAR CREEK LP SE, MANDAN, ND	65-6141715	LOT 9 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, lot 0009	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2951 CLEAR CREEK LP SE, MANDAN, ND	65-6142030	LOT 7 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0007	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2956 CLEAR CREEK LP SE, MANDAN, ND	65-6141705	LOT 7 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0007	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2957 CLEAR CREEK LP SE, MANDAN, ND	65-6142025	LOT 6 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0006	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2960 CLEAR CREEK LP SE, MANDAN, ND	65-6141700	LOT 6 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0006	\$57,400	\$2,200	\$55,200	Lot Listed in Notice

2963 CLEAR CREEK LP SE, MANDAN, ND	65-6142020	LOT 5 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0005	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2964 CLEAR CREEK LP SE, MANDAN, ND	65-6141695	LOT 5 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0005	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2968 CLEAR CREEK LP SE, MANDAN, ND	65-6141690	LOT 4 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0004	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2972 CLEAR CREEK LP SE, MANDAN, ND	65-6141685	LOT 3 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0003	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2976 CLEAR CREEK LP SE, MANDAN, ND	65-6141680	LOT 2 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec. Twp. Rng, Blk 001, Lot 0002	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2981 CLEAR CREEK LP SE, MANDAN, ND	65-6142005	LOT 4 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0004	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2982 CLEAR CREEK LP SE, MANDAN, ND	65-6141675	LOT 1 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp. Rng, Blk 001, Lot 0001	\$57,400	\$2,200	\$55,200	Lot Listed in Notice
2987 CLEAR CREEK LP SE, MANDAN, ND	65-6142000	LOT 3 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0003	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2993 CLEAR CREEK LP SE, MANDAN, ND	65-6141995	LOT 2 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0002	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
2997 CLEAR CREEK LP SE, MANDAN, ND	65-6141990	LOT 1 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0001	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3191 CLEAR CREEK LP SE, MANDAN, ND	65-6142165	LOT 34 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0034	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3191 CLEAR CREEK LP SE, MANDAN, ND	65-6142185	LOT 1 BLOCK 3 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 003, Lot 0001	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3201 CLEAR CREEK LP SE, MANDAN, ND	65-6142160	LOT 33 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 002, Lot 0033	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3201 CLEAR CREEK LP SE, MANDAN, ND	65-6142175	LOT 36 BLOCK 2 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 002, Lot 0036	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
Totals				\$2,435,400	\$132,600	\$2,302,800	

Exhibit A – Dry Creek Drive SE | All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Parcel Count 12

Address	Parcel Number	Legal Description	Section	2026 Value	2025 Value	Change	Development Status
3721 DRY CREEK DR SE, MANDAN, ND	65-6141840	LOT 34 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001; Lot 0034	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3723 DRY CREEK DR SE, MANDAN, ND	65-6141845	LOT 35 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0035	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3725 DRY CREEK DR SE, MANDAN, ND	65-6141850	LOT 36 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0036	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3727 DRY CREEK DR SE, MANDAN, ND	65-6141855	LOT 37 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0037	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3729 DRY CREEK DR SE, MANDAN, ND	65-6141860	LOT 38 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0038	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3731 DRY CREEK DR SE, MANDAN, ND	65-6141865	LOT 39 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0039	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3738 DRY CREEK DR SE, MANDAN, ND	65-6141955	LOT 57 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0057	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3744 DRY CREEK DR SE, MANDAN, ND	65-6141960	LOT 58 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0058	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3750 DRY CREEK DR SE, MANDAN, ND	65-6141965	LOT 59 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0059	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3756 DRY CREEK DR SE, MANDAN, ND	65-6141970	LOT 60 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0060	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3762 DRY CREEK DR SE, MANDAN, ND	65-6141975	LOT 61 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0061	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
3768 DRY CREEK DR SE, MANDAN, ND	65-6141980	LOT 62 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0062	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
Totals				\$492,000	\$27,000	\$465,000	

Exhibit A – Dry Creek Place SE | All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Parcel Count 16

Address	Parcel Number	Legal Description	Section	2026 Value	2025 Value	Change	Development Status
3700 DRY CREEK PL SE, MANDAN, ND	65-6141900	LOT 46 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0046	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3701 DRY CREEK PL SE, MANDAN, ND	65-6141895	LOT 45 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0045	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3702 DRY CREEK PL SE, MANDAN, ND	65-6141905	LOT 47 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0047	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3704 DRY CREEK PL SE, MANDAN, ND	65-6141910	LOT 48 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0048	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3706 DRY CREEK PL SE, MANDAN, ND	65-6141915	LOT 49 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0049	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3708 DRY CREEK PL SE, MANDAN, ND	65-6141920	LOT 50 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0050	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3710 DRY CREEK PL SE, MANDAN, ND	65-6141925	LOT 51 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0051	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3711 DRY CREEK PL SE, MANDAN, ND	65-6141890	LOT 44 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0044	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3712 DRY CREEK PL SE, MANDAN, ND	65-6141930	LOT 52 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0052	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3713 DRY CREEK PL SE, MANDAN, ND	65-6141885	LOT 43 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0043	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3714 DRY CREEK PL SE, MANDAN, ND	65-6141935	LOT 53 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0053	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3715 DRY CREEK PL SE, MANDAN, ND	65-6141880	LOT 42 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0042	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3716 DRY CREEK PL SE, MANDAN, ND	65-6141940	LOT 54 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0054	\$24,600	\$2,200	\$22,400	Lot Listed in Notice

3717 DRY CREEK PL SE, MANDAN, ND	65-6141875	LOT 41 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng, Blk 001, Lot 0041	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3719 DRY CREEK PL SE, MANDAN, ND	65-6141870	LOT 40 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec , Twp , Rng , Blk 001, Lot 0040	\$24,600	\$2,200	\$22,400	Lot Listed in Notice
3720 DRY CREEK PL SE, MANDAN, ND	65-6141945	LOT 55 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0055	\$24,600	\$2,300	\$22,300	Lot Listed in Notice
Totals				\$393,600	\$35,300	\$358,300	

Exhibit A – Clear Creek Lane SE | All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Parcel Count 1

Address	Parcel Number	Legal Description	Section	2026 Value	2025 Value	Change	Development Status
3810 CLEAR CREEK LN SE, MANDAN, ND	65-6141985	LOT 63 BLOCK 1 SHORES AT LAKEWOOD 2ND ADDITION	Sec, Twp, Rng , Blk 001, Lot 0063	\$57,400	\$2,300	\$55,100	Lot Listed in Notice
Totals				\$57,400	\$2,300	\$55,100	

Exhibit A – McKenzie Drive SE | All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Parcel Count 1

Address	Parcel Number	Legal Description	Section	2026 Value	2025 Value	Change	Development Status
3202 MCKENZIE DR SE, MANDAN, ND	65-6139860	LOT 21 BLOCK 2 SHORES AT LAKEWOOD ADDITION	Sec, Twp , Rng , Blk 002, Lot 0021	\$75,900	\$75,900	\$0	Lot Listed in Notice
Totals				\$75,900	\$75,900	\$0	

Exhibit A – Other / Vacant Land | All parcels listed below are located within Phase 2 and are not substantially complete or building permit ready.

Parcel Count 4

Address	Parcel Number	Legal Description	Section	2026 Value	2025 Value	Change	Development Status
VACANT LAND, MANDAN, ND	65-5511352	PT OF OUTLOT A (SOUTH AND WEST OF LOT 1 OF LOT 8) & VACATED PORTION OF OXBOW TRAIL SE (VACATED WITH DOC #518635)(LESS PT SHORES AT LAKEWOOD 2ND ADON) 28.21 ACRES	Sec 1, Twp 138, Rng 81, Blk 000, Lot 0001	\$14,800	\$16,000	(\$1,200)	Vacant Land / Other
VACANT LAND, MANDAN, ND	65-5511360	LOT 1 OF LOT 8 (LESS PT SHORES AT LAKEWOOD ADON .85AC) & LESS PT SHORES AT LAKEWOOD 2ND ADON) & VAC PORTION OF OXBOW TRL SE (VAC W/DOC #518635) 11.25 AC	Sec 1, Twp 138, Rng 81, Blk 000, Lot 0001	\$5,600	\$15,000	(\$9,400)	Vacant Land / Other
VACANT LAND, MANDAN, ND	65-5511525	PART OF LOT 3 OF AUD LOT A MANDAN LANDS 138-81	Sec 1, Twp , Rng , Blk 000, Lot 0003	\$3,100	\$3,200	(\$100)	Vacant Land / Other
VACANT LAND, MANDAN, ND	65-5513800	PT AUD LOT A OF GOV LOT 2	Sec 12, Twp, Rng, Blk 000, Lot 0002	\$2,200	\$2,200	\$0	Vacant Land / Other
Totals				\$25,700	\$36,400	(\$10,700)	

501 BURLINGTON ST SE, MANDAN

Deed: LEINGANG PLAZA LLC

Map Area: Shopping Center-Neighborhood Checks/Tags: F

Contract:

Route: 000-000-000

Lister/Date: SS, 11/14/2014

CID#: 01403

Tax Dist: M1

Review/Date: GR, 01/06/2016

DBA:

Plat Page:

Entry Status: Estimated

MLS:

Subdiv: DAN'S SUPER MARKET

Urban / Commercial

Legal: LOTS 1 & 2 BLOCK 2 DAN'S SUPER MARKET

Land															
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres								
SqFt X Rate						87,120.00	2.000								
SF x Rate 2						51,249.00	1.177								
Subtotal						138,369.00	3.177								
Grand Total						138,369.00	3.177								
Street				Utilities				Zoning				Land Use			
SqFt X Rate	Paved			City				COMMERCIAL/LIGHT INDUSTRIAL TRANSIT				Commercial			
Sales				Building Permits				Values							
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type					Pr Yr: 2025	
10/17/2025	\$0	D003	526973	12/23/2015	SIGN-15-141	N	\$0	New Dwlg	Land					\$451,000	
12/10/1999	\$1,227,300	D013	359088	9/2/2015	COMR-15-10	C	\$2,982,170	New Dwlg	Dwlg						
06/24/1999	\$142,500	D021	356542	9/23/2009	43909	N	\$1,065,500		Impr					\$2,117,200	
				8/21/2009	18109	N	\$0	Plumb/Elec	Total					\$2,568,200	

Precomputed Structure		Verticals						Plumbing		
Occ. Code	205	Ftg & Fdtn						3-Fixture Bathroom	B	Ext
Occ. Descr.	Shopping Center - Neighborhood	Exterior wall						2-Fixture Bathroom (Tub &		
		Interior wall						Sink-Service (Fiberglass)		
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	1999									
EFF Age/Yr	27/ 1999									
Condition	NML									
Description	B1 1S MTL/STL									
Style	Brick Veneer - Steel									
Stories	1									
Base	12,855									
Basement	0									
1st Flr Inset Adj	0									
GBA	26607									
		Horizontals						Adjustments		
		Basement								
		Roof								
		Ceiling								
		Struct. Floor								
		Floor Cover								
		Partitions								
		Framing								
		HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn 1 of 3		Description	Units			Year					
Bldg	O	205 —Shopping Center - Neighborhood									
	Pre	P 205 —Shopping Center - Neighborhood	12,855								
	Plmb	3-Fixture Bathroom - Base	5								
	Plmb	2-Fixture Bathroom (Tub & Lavatory) - Ba:	6								
	Plmb	Sink-Service (Fiberglass) - Base	6								
1 of 2	Ex	Door O.H. - Door - Power, 9 Ft Wide, 12 Ft High	1			1999					
2 of 2	Ex	Door O.H. - Door - Power, 12 Ft Wide, 12 Ft High	6			1999					

Precomputed Addition		Verticals						Plumbing		
								B	Ext	
Occ. Code	205	Ftg & Fdtn								
Occ. Descr.	Shopping Center - Neighborhood	Exterior wall								
		Interior wall								
		Pilasters								
		Wall facing								
		Windows								
		Fronts/Doors								
Year Built	2003									
EFF Age/Yr	23/ 2003									
Condition	NML									
		Horizontals						Adjustments		
Description	A1 1S MTL/STL	Basement								
Style	Brick Veneer - Steel	Roof								
Stories	1	Ceiling								
Base	5,568	Struct. Floor								
Basement	0	Floor Cover								
1st Flr Inset Adj	0	Partitions								
GBA	26607	Framing								
		HVAC								
		Electrical								
		Sprinkler								

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Bldg / Addn		Description	Units			Year					
Addtn 1	Adtn	O 205 —Shopping Center - Neighborhood									
	Pre	P 205 —Shopping Center - Neighborhood	5,568								

Bldg / Addn		Description	Units			Year						
Addtn 2	Adtn	O 205 —Shopping Center - Neighborhood										
	Pre	P 205 —Shopping Center - Neighborhood	8,184									

		Description	Units			Cond	Year						
Yrd		1 — Paving - Asphalt				NML	1999						
I		104,000 SF, Asphalt Parking, Avg Pricing											

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2025		Appr	Urban	Comm	\$451,000	\$0	\$2,117,200	\$0	\$2,568,200
2024		Appr	Urban	Comm	\$451,000	\$0	\$2,129,800	\$0	\$2,580,800
2023		Appr	Urban	Comm	\$451,000	\$0	\$2,179,700	\$0	\$2,630,700

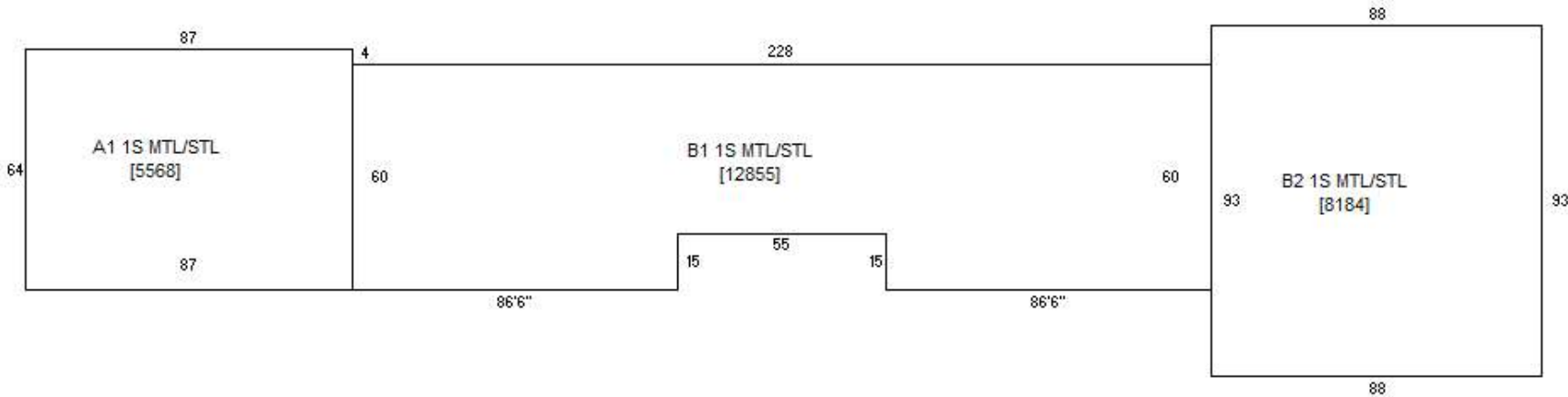
**Permit Details:**

Permit Tagged	Date	Reason	Number	Amount	Date To Check	Comments
No	12/23/2015	New Dwlg	SIGN-15-1418	\$0	1/1/2015	SIGN
Complete	9/2/2015	New Dwlg	COMR-15-1038	\$2,982,170	1/1/2015	
No	9/23/2009	500	43909	\$1,065	1/1/2014	SIGN
No	8/21/2009	Plumb/Elec	18109	\$0	1/1/2014	
No	8/21/2009	280	37409	\$38,000	1/1/2014	COMMERCIAL REMODELING AND ADDITION
No	7/29/2008	500	31808	\$1,800	1/1/2014	SIGN
No	5/29/2008	280	22808	\$39,500	1/1/2014	COMMERCIAL REMODELING AND ADDITION

Permit Details:

Permit Date Tagged	Reason	Number	Amount Date To Check	Comments
11/15/2007 No	500	63907	\$12,000 1/1/2014	SIGN

65-02184000 501 BURLINGTON ST SE





City Commission

Agenda Documentation

MEETING DATE: April 7, 2026
PREPARATION DATE: March 17, 2026
SUBMITTING DEPARTMENT:
DEPARTMENT DIRECTOR:
PRESENTER:
SUBJECT:

STATEMENT/PURPOSE:

BACKGROUND/ALTERNATIVES:

ATTACHMENTS:
None

FISCAL IMPACT:

STAFF IMPACT:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION: